

## CITY OF SAN BRUNO

## COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Aknin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Kevin Chase  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE MEETING**

TO: Rick Biasotti  
Kevin Chase  
Joe Sammut

] Architectural Review Committee

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, November 16, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

\* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	<b>914 6<sup>th</sup> Avenue *</b> <b>(UP-06-027)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 68% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Richard Camponuevo (Applicant); Brijido & Lourdes Vega (Owner) <b>UP-06-027</b>
2.	<b>224 Santa Lucia Avenue *</b> <b>(UP-06-032)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-2 (Low Density Residential)	Request for a Use Permit to allow the construction of a second residential unit which increases the gross floor area by 179% and proposes a .63 floor area ratio per Sections 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. Angel Lim (Applicant), Ka and Gloria Kwok (Owner). <b>UP-06-032</b>
3.	<b>304 Kains Avenue *</b> <b>(UP-06-036)</b>  <u><b>Environmental Determination:</b></u>	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 94% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Jack Chu (Applicant);

	Categorical Exemption  <b><u>Zoning:</u></b> R-2 (Low Density Residential)	Ronald Miller (Owner) <b>UP-06-036</b>
4.	<b>742 Elm Avenue (MM-06-010)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for a Minor Modification to allow the construction of an addition that would encroach into the required right and left side yard setbacks by not more than two feet per Section 12.120.010.B of the San Bruno Zoning Ordinance. Michael Scardino (Applicant/ Owner) <b>MM-06-010</b>

Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.

**CITY OF SAN BRUNO**

**COMMUNITY DEVELOPMENT DEPARTMENT**



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 1  
November 16, 2006**

**PROJECT LOCATION**

1. Address: 914 Sixth Avenue
2. Assessor's Parcel No: 020-152-260
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. Property is located in San Bruno Redevelopment Area

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos

**REQUEST**

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 68% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Lourdes and Brijido Vega (Owner/Applicant) **UP-06-27**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-27 to the Planning Commission with a positive recommendation based on Findings of Fact 1-6.

**REVIEWING AGENCIES**

Community Development Department  
Public Works Department  
Fire Department

**PUBLIC NOTICE**

Courtesy notices of the hearing mailed to adjacent property owners on October 24, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

## **EXISTING CONDITIONS**

The subject property is located along Sixth Avenue, north of Walnut Avenue and just south of Highway 380, in the Belle Air Park Subdivision. This is a rectangular-shaped lot with a total lot size of 4,481 square feet.

The existing residence is 1,284 square feet in size, including 2 bedrooms and 1 bathroom with an attached one-car garage. On May 5, 2006, a building permit was issued to allow a 73 square foot first floor addition and a 567 square foot second floor addition as the size not requiring a use permit because it is less than 50% increase in floor area. The new second floor addition included two bedrooms, a bathroom and a second floor deck. During the framing stage of the project, an additional 232.25 square feet was added to the second floor. Staff evaluated this increase with the recently approved plans and determined that the overall addition resulted in greater than 50% increase to the floor area and therefore requires a use permit.

## **SURROUNDING LAND USES**

North: Highway 380  
 South: Walnut Street - R-1 Zone, single-family residences  
 East: Seventh Ave - R-1 Zone, single-family residences  
 West: Fifth Avenue - R-1 Zone, single-family residences

## **PROJECT DESCRIPTION**

Although a portion of the second story addition was previously approved at a staff level, for consideration of this use permit, the entire addition will be analyzed. The Architectural Review Committee may comment on any portion of the second floor addition.

The proposed project includes a second story addition located above the footprint of the existing residence. Specifically, the second story addition is proposed to be 799.25 square feet and includes two bedrooms, a bathroom and a family room/study. A second deck is proposed at the rear. If approved and constructed, this would be a 4-bedroom, 2-bathroom home.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
<b>Land Use</b>		R-1, Single Family Res.	R-1, Single Family Res.	Same
<b>Lot Area Min.</b>		5,000	4,481	Same
Adjustment factor		1.0	1.04	Same
Adjusted Lot Area		5,000	4,660	Same
<b>Lot Coverage *</b>		Max. 1,782	1,248	1,357
Lot Coverage %		44%	28%	29%
<b>Gross Floor Area *</b>		Max. 2,227.5	1,284	2,156
Floor Area Ratio		0.55	0.28	0.46
<b>Building Setbacks</b>	Front	Min. 15'-0"	10'-5" to garage 16'-9" to home	same
	Rear	Min. 10'-0"	53'-7"	same
	North Side	Min. 5'-0"	5'-0"	same
	South Side	Min. 5'-0"	2'-10"	same
<b>Building Height</b>		Max. 28'	Single story	23'-3"
<b>Covered Parking</b>		1 covered space	1 covered space	1 covered space

*Note: Lot coverage and floor area calculations are based on the adjusted lot area*

### Square Footage Breakdown:

	First Floor	Second Floor	Garage	Total
Existing	897	-	387	1,284
Proposed	73	799	-	872
Total	970	799	387	2,156

A new hip roof is proposed over the entire residence. At the second floor level, a small projection is designed at the front right side with a total of three windows at the second floor, front elevation. A new covered entry porch with double front doors is proposed at the first floor level. Along the second floor side elevations, one new window is proposed at the north elevation and two small windows are proposed at the south elevation. The second floor deck at the rear is proposed with a solid sidewall along the north elevation. The second floor is setback 7' from the south side property line and 5' from the north side property line.

As indicated above, this proposal requires approval of a Use Permit to allow the construction of an addition, which proposes to increase the floor area by more than 50%. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing an 872 square foot addition to a 1,284 square foot residence, a 68% expansion.

The applicant has designed the home to meet all residential addition guidelines except for the expansion of more than 50%. Architecturally, the applicant is proposing a two-story Mediterranean style home, with columns around the new entry porch, and stucco finish.

### **ANALYSIS AND RECOMMENDATION**

*Pursuant to the City's Zoning Code, the ARC shall grant the ARC Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.***

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed addition will also be constructed with sufficient distance from the property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.***

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a low-density residential

## neighborhood

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the zoning ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on the surrounding area. Staff finds that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

### **3. *The proposed development will be consistent with the general plan.***

The San Bruno General Plan designates the property as a low-density residential district and allows for two-family units on the property per the San Bruno Zoning Ordinance. The proposed second single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will match the style of the existing front home on the subject property and proposes similar finished materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story traditional style home, with stucco finish, foam trim and composition shingle roofing is similar to other single family homes in the area and complements the multi-dwelling unit buildings located adjacent to the subject property.

### **4. *The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.***

The proposed structure will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood since the structure will maintain a larger distance from the property lines than the minimum rear and side setback requirements, as well as remaining below the maximum height limit of 28'. The second story addition is setback 7'-0" from the right side property line, 5'-0" from the left side property line, 27'-11" from the front property line, a height of 23'-3". The roof design also incorporates hip roofs, which create less shadow on adjacent properties due to their sloped design.

### **5. *That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.***

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is articulated with varying wall planes, which breaks up the apparent mass of a two-story structure and better integrates the two-story structure with the surrounding single story residences.

The applicant proposes to finish the structure with stucco and composition shingle roof material,

which are finished materials utilized on the surrounding homes.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property, but also have a beneficial impact on adjacent property values as well.

**6. *The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.***

The subject property contains an attached one-car garage. Additional off-street parking is also provided in a driveway in front of the garage.

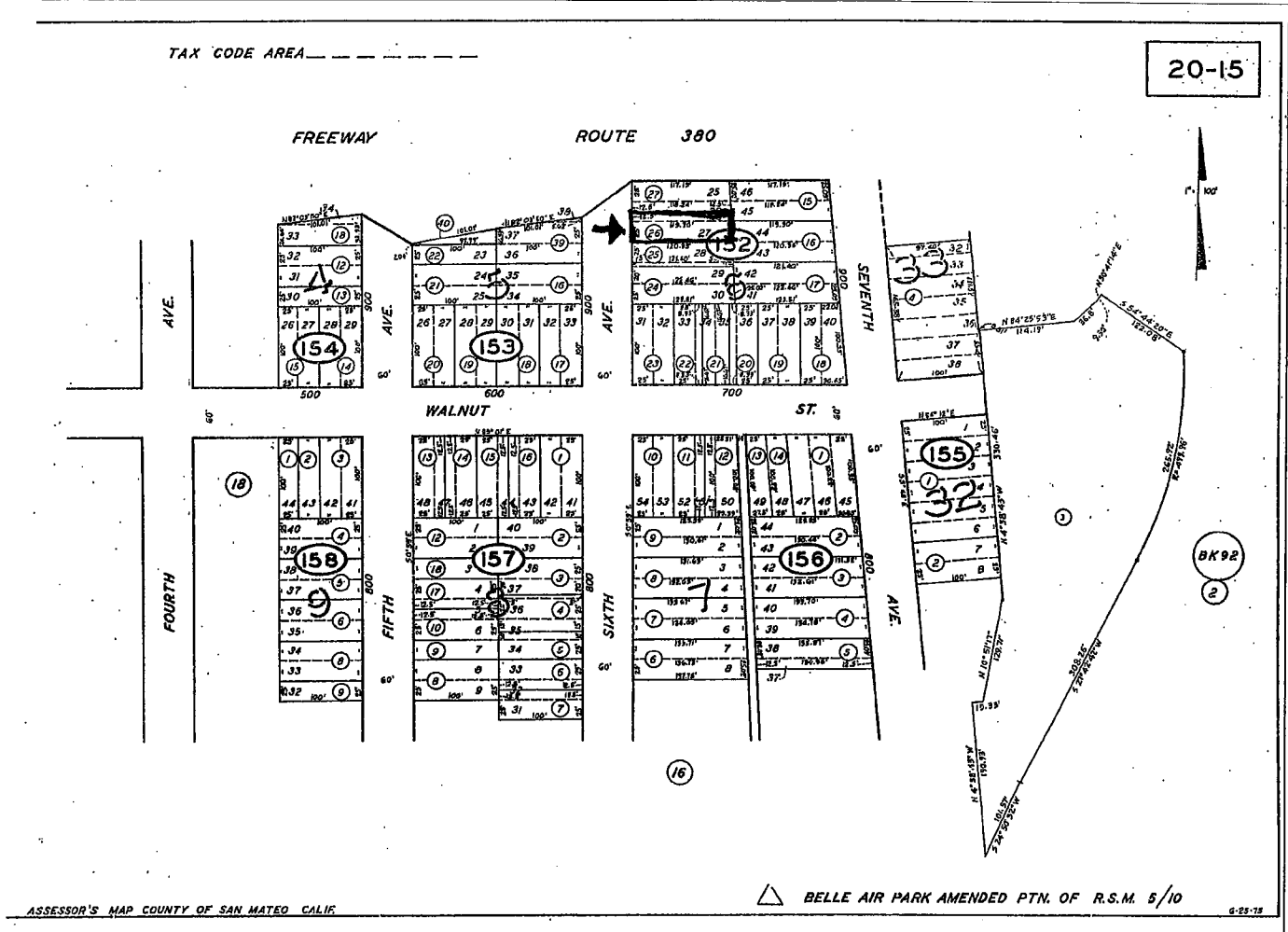
**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-27 to the Planning Commission with a positive recommendation based on Findings of Fact 1-6.

**FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

Date of Preparation: November 3, 2006  
Prepared by: Lisa Costa Sanders, Contract Planner



914 6<sup>th</sup> Avenue  
 020-152-260  
 UP-06-27







**ROMOCO**  
DESIGNERS GROUP  
230 JUAN PABLO BOULEVARD  
DALLAS, TEXAS 75244  
PHONE: (214) 343-7307  
FAX: (214) 343-7307  
WWW.ROMOCO.COM

DESIGN BY:  
RODRIGO M. CAMPOSUEVO

REMARKS:

REMODELING  
RESIDENCE

OWNER:

**MR. & MRS. VEGA**

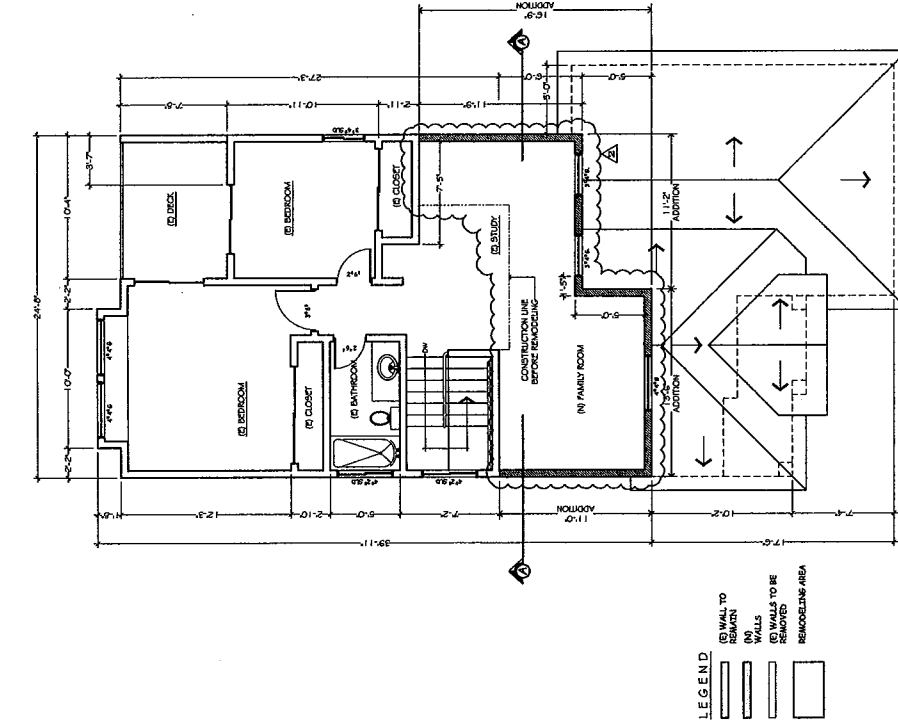
914 SIXTH STREET  
SAN BRUNO, CA 94066  
PH: (650) 455-2205

SHEET NAME:

(E) 1ST FLOOR PLAN  
(N) 2ND FLOOR PLAN

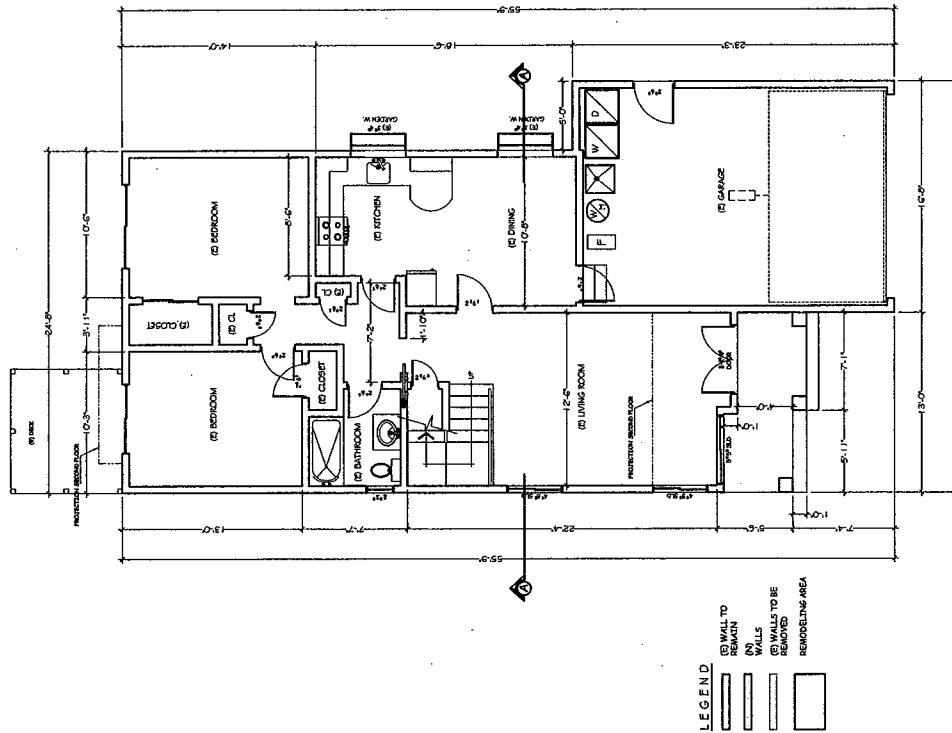
REVISIONS	BY
01-22-06	OWNER

CAD DRAWN BY:  
AD/JR  
CHECKED BY: R.M.C  
SHEET No. 1  
OF SHEETS



(N) SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



(E) FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



DESIGNERS GROUP

2000 S. GATEWAY AVENUE

SAN JOSE, CALIFORNIA 95128

PHONE: (408) 795-4377 FAX: (408) 997-3007

E-MAIL: ROMOCO@ATTN.COM

DESIGN BY:

RICHARD M. CAMPOLEUVO

REMARKS:

REMODELING  
RESIDENCE

OWNER:

**MR. & MRS. VEGA**

914 SIXTH STREET  
SAN BRUNO, CA 94066  
PH: (650) 455-4203

SHEET NAME:

(N) ROOF PLAN  
(N) ELEVATIONS

REVISIONS BY

DATE

OWNER

CAD DRAWN BY:

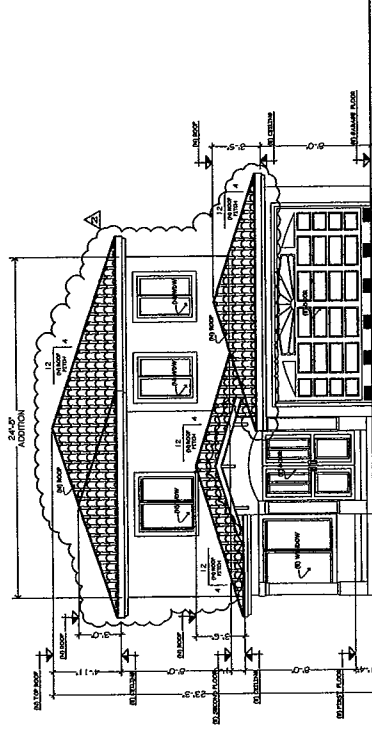
AS / JR

CHECKED BY: R.M.C

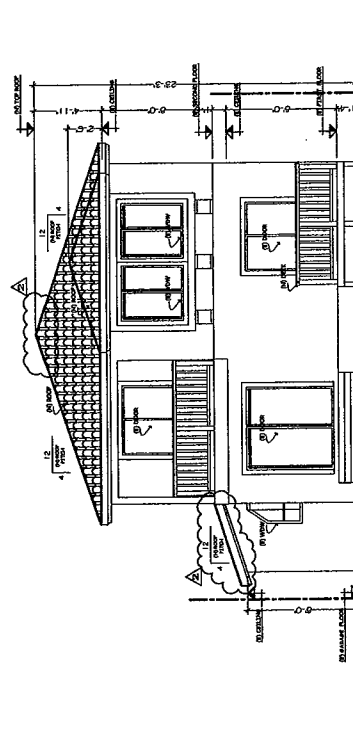
SHEET No:

2

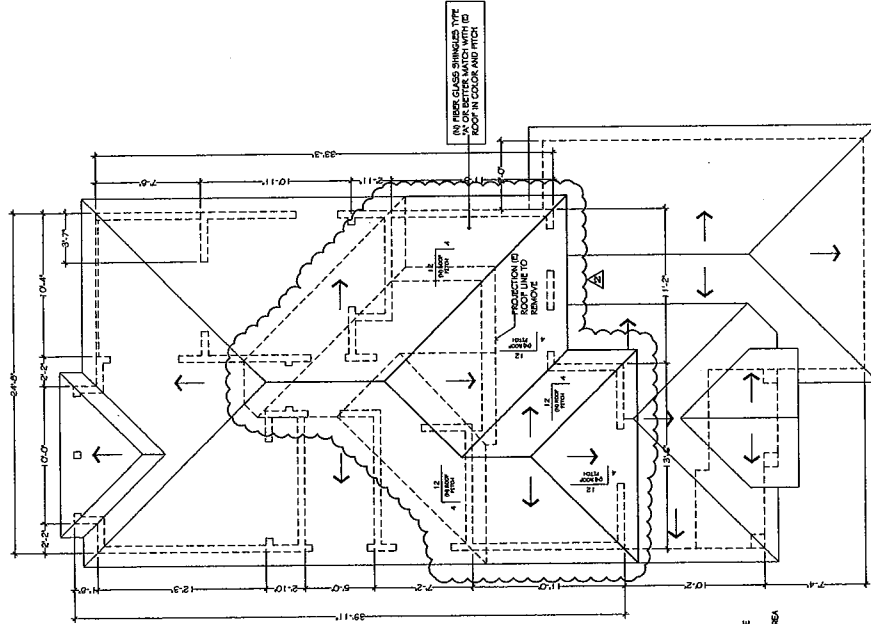
OF SHEETS



(N) FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



(E) REAR ELEVATION  
SCALE: 1/4" = 1'-0"



(N) ROOF PLAN  
SCALE: 1/4" = 1'-0"

- LEGEND
- (S) WALL TO REMAIN
  - (S) WALL TO BE REMOVED
  - (S) WALLS TO BE REMOVED
  - REMODELING AREA



**ROMOCO**

DESIGNERS GROUP  
2200 CENTINELA AVE. SUITE 200  
SAN CARLOS, CALIFORNIA 94068  
PHONE (415) 795-4237 FAX (415) 797-3087  
E-MAIL: ROMOCO@ATTN.NET

DESIGN BY:  
RICHARD M. CAMPUENRO

REMARKS:

REMODELING  
RESIDENCE

OWNER:

**MR. & MRS VEGA**

914 SIXTH STREET  
SAN CARLOS, CALIFORNIA 94068  
PH: (415) 455-2203

SHEET NAME:

(N) ELEVATIONS

REVISIONS	BY
1	OWNER

CAD DRAWN BY:

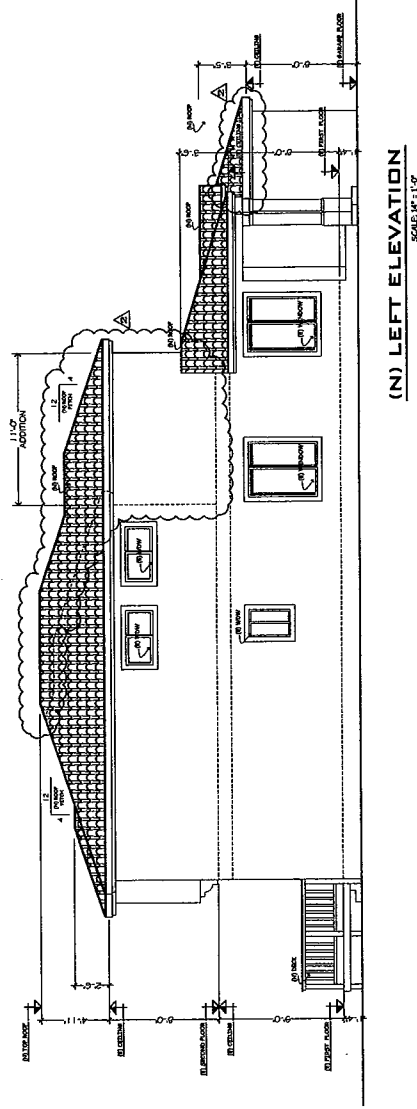
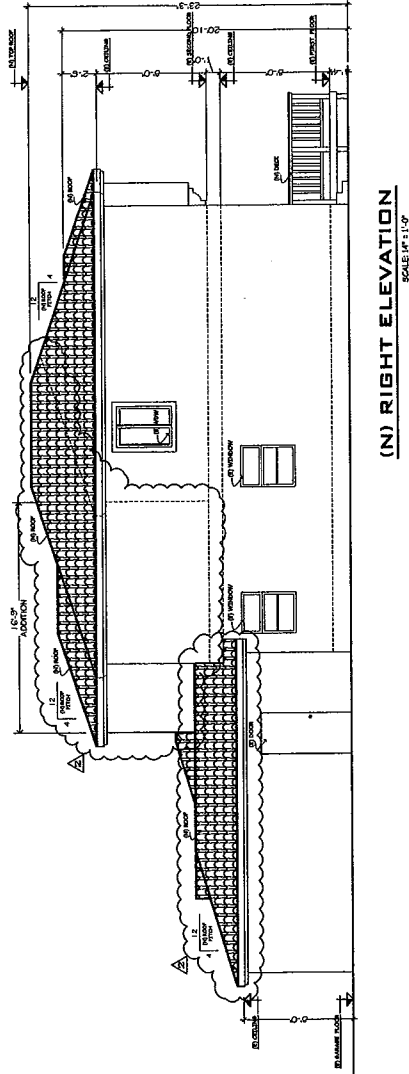
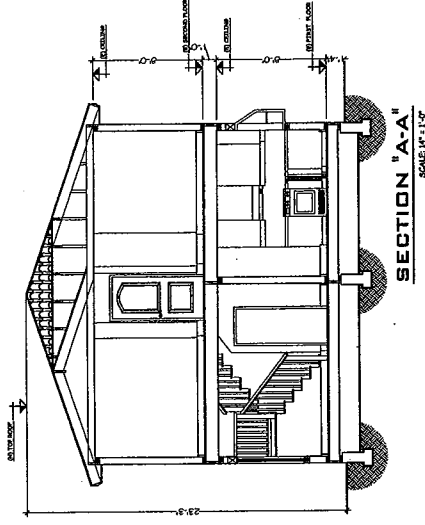
AB / JR.

CHECKED BY: R.M.C.

SHEET No:

3

OF SHEETS



LEGEND

(S) WALL TO REMAIN	REMODELING AREA
(N) WALLS	
(R) WALLS TO BE REMOVED	

REMARKS:

REMODELING  
RESIDENCE

OWNER:

**MR. & MRS VEGA**

914 SIXTH STREET  
SAN BRUNO, CA 94066  
ph: (650) 455-2203

**SHEET NAME:**

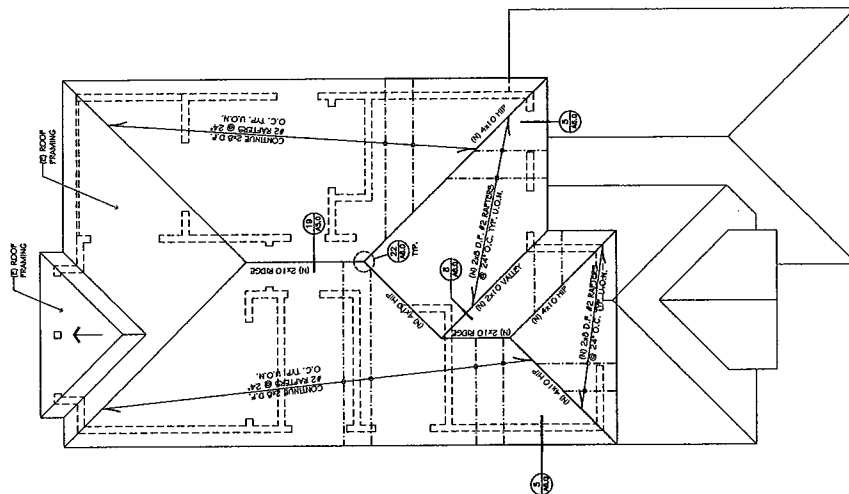
N) 2ND FLOOR FRAMING  
 & (N) ROOF FRAMING

REVISIONS	BY
△ 08-23-06	OWNER

CAD DRAWN BY:  
AB / JR  
CHECKED BY: R M C

**SHEET No:**

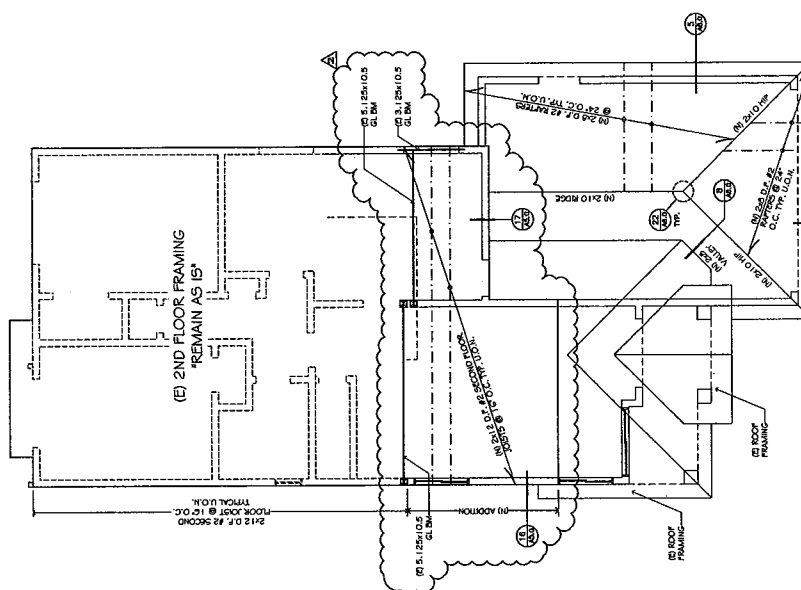
OF SHEETS



**(N) ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"

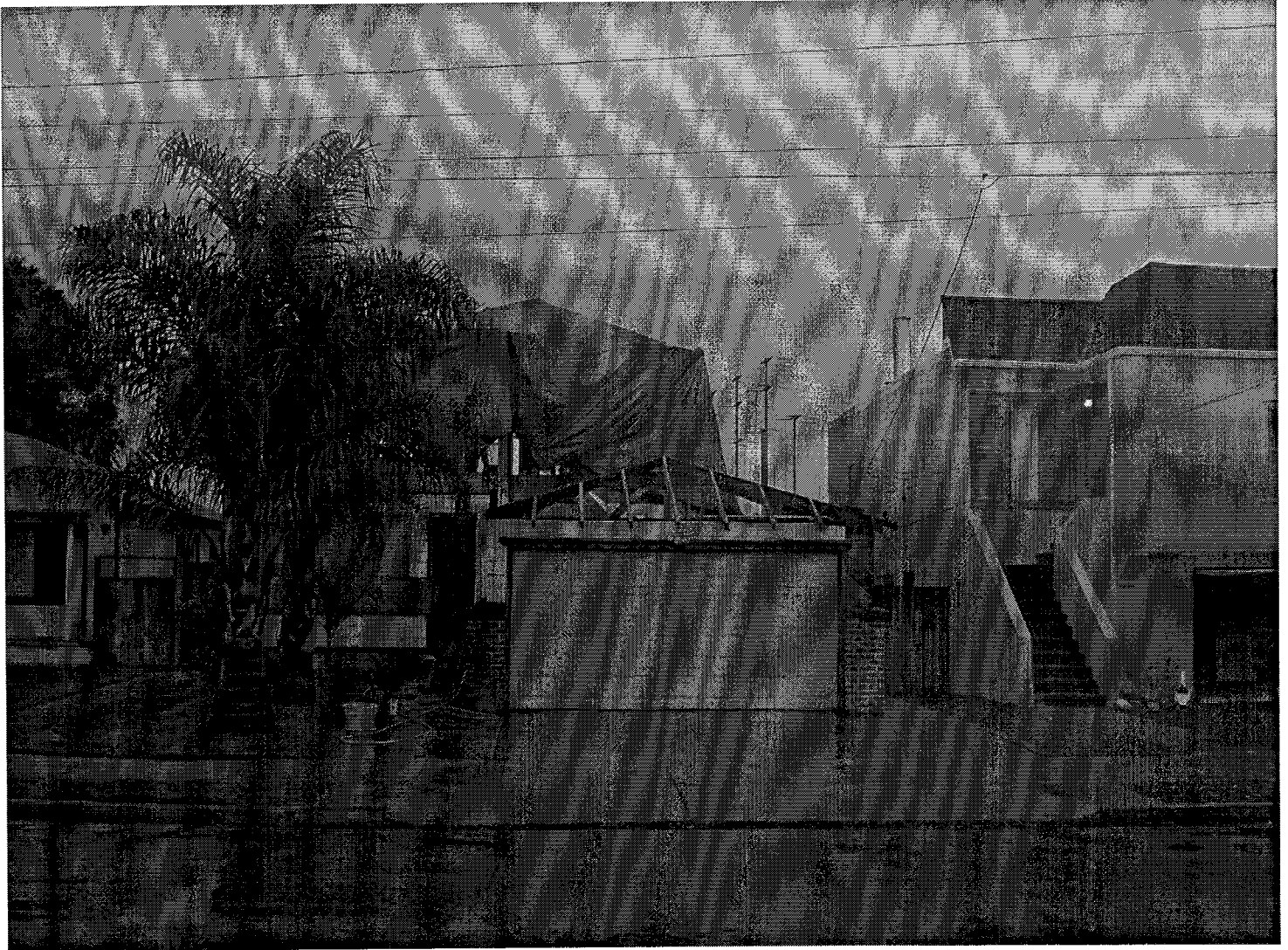
**NOTE:**  
NOTES AND STRUCTURAL DETAILS  
ACCORDING TO APPROVED PLANS  
ATTACHED TO THIS REVISIONS.



**(N) 2ND FLOOR FRAMING PLAN**

SCALE: 1/4" = 1'-0"

## EXHIBIT – C



**CITY OF SAN BRUNO**

**COMMUNITY DEVELOPMENT DEPARTMENT**



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 2  
November 16, 2006**

**PROJECT LOCATION**

1. Address: 224 Santa Lucia Avenue
2. Assessor's Parcel No: 021-175-140
3. Zoning District: R-2 (Low Density Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Site Location
- B: Site Plan, Floor Plans, and Elevations
- C: Photos

**REQUEST**

Request for a Use Permit to allow the construction of a second residential unit which increases the gross floor area by 179% and proposes a .63 floor area ratio per Sections 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. Angel Lim (Applicant), Ka and Gloria Kwok (Owner). **UP-06-032**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-032 to the Planning Commission with a positive recommendation subject to the suggested revisions based on Findings of Fact 1-6.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the east end of Santa Lucia Avenue, between S. San Anselmo Avenue and San Antonio Avenue. This is a rectangular-shaped lot with a total size of 6,550 square feet. The lot is 50'-0" wide and 131'-0" deep. The property is currently developed with a contemporary, two bedroom and one bathroom, 1,200 square foot one-story residence with a detached one-car garage.

This home was built in 1950 and is located in the Lomita Park subdivision, which is made up of single family and multi family dwelling units. The neighborhood that surrounds the subject property is a rather

varied mix of residential buildings, with several non-conforming structures that exceed the 28'-0" height limit for the R-2 zoned area. Most of these non-conforming structures are medium density apartment complexes, two of which are adjacent to the subject property on the left and right sides.

### **SURROUNDING LAND USES**

North: Santa Dominga Avenue - R-2 Zone, low density residential  
 South: San Benito Avenue - R-2 Zone, low density residential  
 East: San Antonio Avenue - R-2 Zone, low density residential  
 West: S. San Anselmo Avenue - R-2 Zone, low density residential

### **PROJECT INFORMATION**

The proposed project is a new residential unit at the rear of the site, which currently has a one story, single family home at the front of the property. The proposed second home would remove and rebuild an existing one car garage and add a two car garage for the new home. The existing home would remain on-site. Atop the new garage, a 1,591 s.f., three bedroom, three bathroom home is proposed. A living room and kitchen would accompany the sleeping quarters. A foyer, office and half bathroom would also be built on the first floor as part of the entry to the main portion of the home on the second floor.

As part of this proposal, an existing shed and accessory structure adjacent to the existing one car garage would be removed.

If approved and constructed, this would be a 3 bedroom and 3.5 bathroom home. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-2	R-2	Same
Lot Area		5,000 s.f.	Actual: 6,550 s.f. Adjusted: 5,960.5 s.f. *	Same
Lot Coverage		3,278 s.f. (55%) (% based on 5,000 s.f. lot)	1,492 s.f.. (25%) (% based on adj lot)	2,480 s.f. (42%)
Gross Floor Area		3,278 s.f.	1,447 s.f.	<b>3,766 s.f.</b>
Floor Area Ratio		.55	.24	<b>.63</b>
Building Setbacks	Front	15'-0"	19'-0"	same
	Rear	10'-0"	70'-0"	12'-0"
	W Side	5'-0"	5'-0"	5'-0"
	E Side		10'-0"	5'-0" *
Building Height		28'-0"	-	26'-6" on new home
Covered Parking		2 covered spaces	1 space	3 spaces *

**\*Notes:**

- In order to construct a second unit in an R-2 zone, each property must have a minimum area of 2,900 s.f. and the lot must have a minimum of 5,800 s.f.
- Adjustment factor of .91 used for the lot



- 10'-0" driveway on eastern side of property to remain. Proposed home at rear would have the revised 5'0" side setback.
- 2 new covered parking spaces proposed for rear unit. Project to relocate existing 1 covered space for front unit.
- With proposal, floor area would be 3,766 s.f.= .63 FAR, 160% increase
- Rear Setback to be 15'-0" to first story and 12'-0" to cantilevered second story

**Square Footage Breakdown (of existing and proposed home):**

	Ground floor	Second Floor	Garage	Total
Existing	1,183	-	264	1,447
Proposed	305	1,535	479	2,319
Total	1,488	1,535	743	3,766

**Square Footage Breakdown (of proposed home only):**

	Ground floor	Second Floor	Garage	Total
Existing	-	-	-	-
Proposed	305	1,535	479	2,319
Total	305	1,535	479	2,319

**\*Notes:**

- Proposed home would be 1,840 s.f. with a two car garage

**ANALYSIS AND RECOMMENDATION**

The applicant is proposing a 1,840 square foot residence and a total new floor area of 2,319 square feet. The project would increase the existing gross floor area by 160%. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed new residential unit will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the new home will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The new residence would be set back five feet from the left and right side property lines, complying with the side yard setback requirements, to provide for fire safety construction and egress requirements. Additionally, the proposed second home would be setback 6'-0" from the existing home, a fire safety requirement of the UBC. Therefore, the development will not be detrimental to the health and safety of the persons residing

in the neighborhood.

**2. The proposed new residential unit will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story home, located to the rear of an existing single story home that utilizes building materials comparable to those structures found in the immediate area. The neighborhood is comprised of single family and multi-family dwellings, with building heights varying significantly adjacent to the subject property. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of low-density residential district neighborhoods. The addition of a second single-family dwelling home should improve the site since the existing rear yard has a dilapidated shed and one car garage that will be removed as part of the project. On-street parking in the neighborhood area should not be negatively impacted since an existing one-car garage for the front unit will be rebuilt and a new two car garage is proposed for the rear unit project. An over 100' long driveway will remain to access the off street parking spaces and provide additional off-street parking area for the property.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

**3. The proposed new residential unit will be consistent with the general plan.**

The San Bruno General Plan designates the property as a low-density residential district and allows for two-family units on the property per the San Bruno Zoning Ordinance. The proposed second single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will match the style of the existing front home on the subject property and proposes similar finished materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story traditional style home, with stucco finish, foam trim and composition shingle roofing is similar to other single family homes in the area and complements the multi-dwelling unit buildings located adjacent to the subject property.

**4. The proposed new residential unit, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the adjacent properties since all side yard setbacks will be met as part of this proposal. Additionally, the rear setback

for the second structure is proposed to be 15'-0" to the first floor and 12'-0" to the cantilevered second story, both of which exceed the minimum 10'-0" rear setback requirement. Concerning height, the rear home would be below the 28'-0" guideline, proposing a 26'-6" height. Surrounding the subject property on all three sides are multi-unit apartment complexes which exceed the height but were either located prior to the current zoning ordinance standards or obtained a use permit approval in the past. With that said, the proposed 26'-6" height of the project should not restrict or interfere with the light and air of adjacent properties. The roof design uses a cross gable with a 5/12 slope and has no significant overhangs that would cause any undue or excessive shadowing on nearby properties.

The proposed structure is similar in scale with the existing single and two-story homes located in the surrounding area and with the existing home at the front of the subject property. This proposal is consistent with the types of home designs that staff found in the area during site inspection and therefore, should not discourage or impair further development or investment in the neighborhood.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The new structure will be consistent with the scale and design of the other single family homes located in the immediate area and is for the most part, a well designed home. The front elevation breaks up the mass of a three car garage and has located several matching windows on the first and second stories of the proposed structure. The rear portion of the second story cantilevers 3'-0" beyond the first plane to expand the second floor enough to allow for a second bathroom. Staff finds that while this is acceptable, the applicant should consider setting back the front elevation of the second story. This is addressed below as a recommendation.

The applicant proposes to finish the structure with stucco and asphalt shingle roof material, which are finish materials on the surrounding homes. With matching windows throughout, the applicant has also designed each elevation to carry a 12" foam trim throughout to break up the mass normally associated with a two story home.

Upon review, staff does find that the entry way to the home on the first floor could be improved and this is addressed as a recommendation.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of craftsman style single family homes and traditional multi-unit apartments. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant has met the parking requirements, as listed in Finding 6.

**6. The proposed new residential unit complies with applicable off-street parking standards of the zoning ordinance.**

The project proposes a two car garage for the new rear home and a new single car garage to replace the existing garage for the front unit. An over 100'-0" long driveway will remain, which will provide additional off-street parking area. Therefore, all off-street parking standards will be met with this proposal.

## **Recommendations**

In conclusion, staff recommends the following:

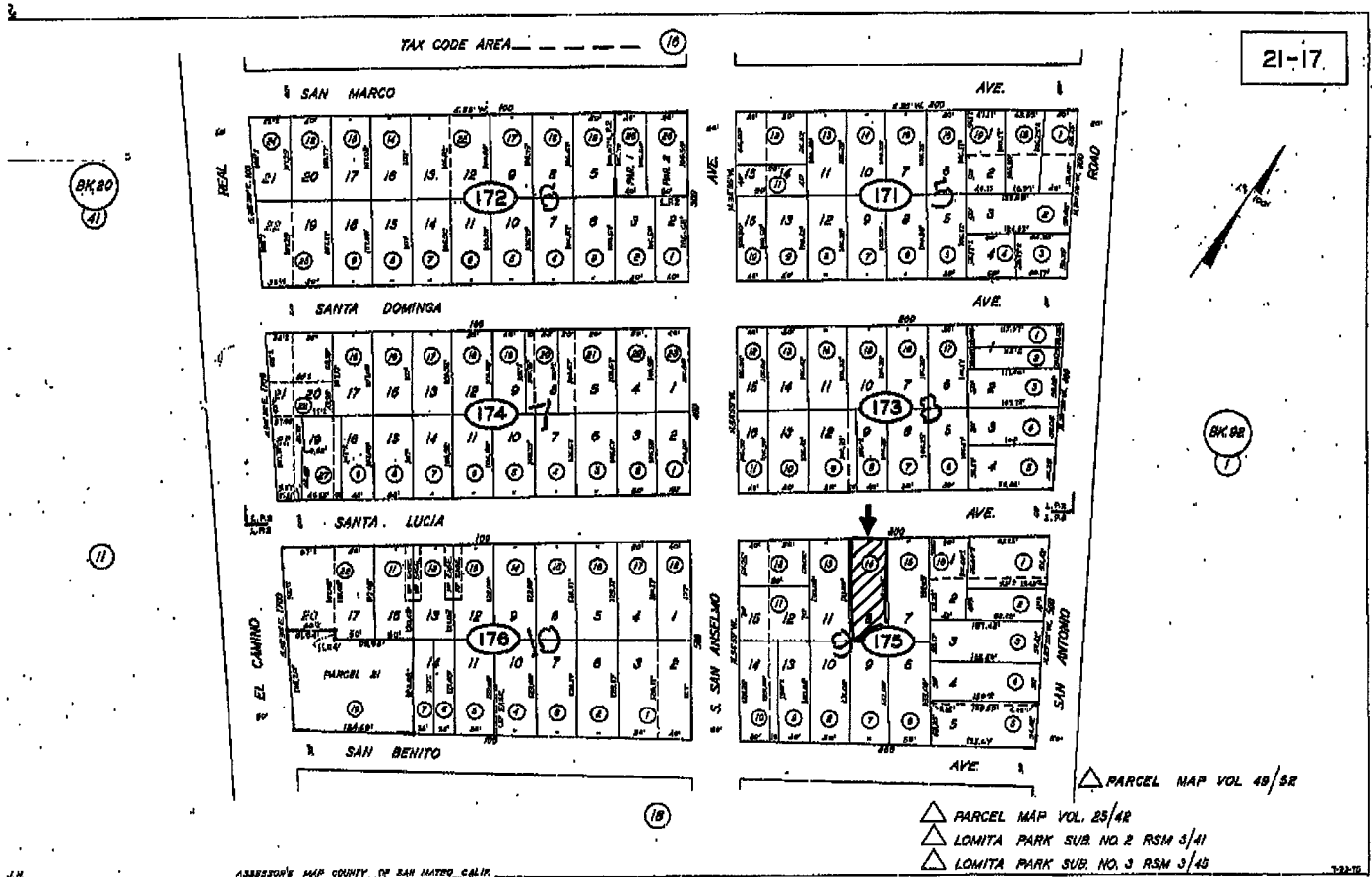
- The applicant shall redesign the ground floor entry way, adding some architectural feature that would enhance the main access to the home.
- Consider revising the front elevation to add some articulation, namely setting back the second story from the first plane in order to address the bulky appearance of the proposal.
- Provide an existing site plan with dimensions to show existing home (and dimensions), location of the existing one car garage (and dimensions) and the accessory structures noted during site inspection.

**Staff recommends that the Architectural Review Committee forward Use Permit 06-032 to the Planning Commission with a positive recommendation based on staff suggestions and Findings of Fact 1-6.**

## **FINDINGS OF FACT**

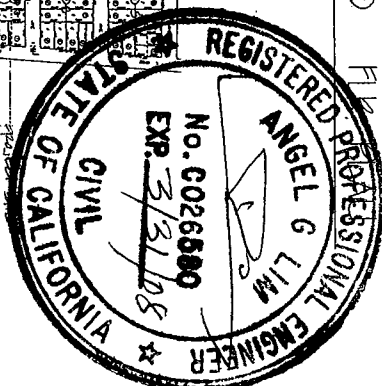
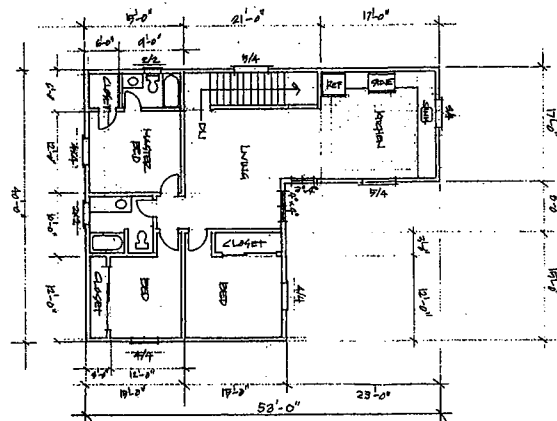
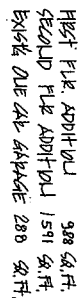
1. The proposed new residential unit will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed new residential unit will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed new residential unit will be consistent with the general plan, since the proposed single family home meets the general plan designation of low density residential for the subject property.
4. The proposed new residential unit, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been well designed with appropriate articulation and subject to staff recommendations.
6. The proposed new residential unit complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.

Submitted on 11/06/06 by:  
Tony Rozzi  
Assistant Planner



**224 Santa Lucia Avenue**  
**021-175-140**  
**UP 06-032**

**Exhibit A – Site Location**

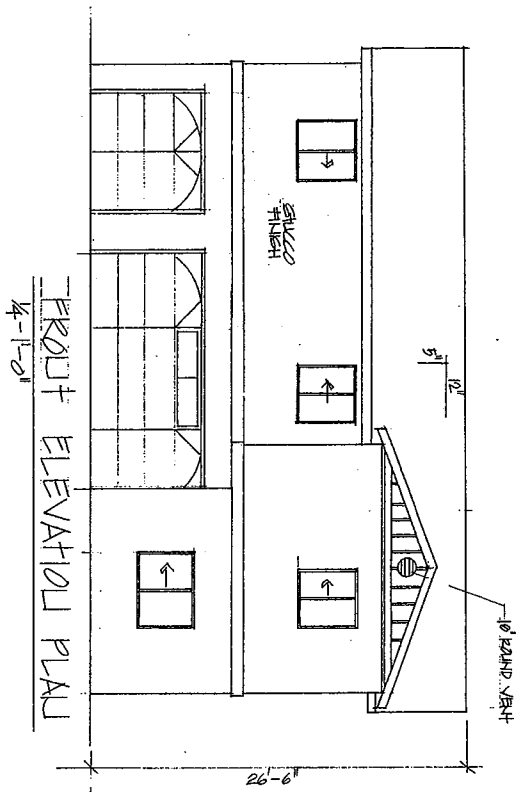


Room	21-01-A	GLORIA KWOK RESIDENCE
Room	1/8	224 STA LUCIA SAN BRUNO CA.
Room	207	
Room		

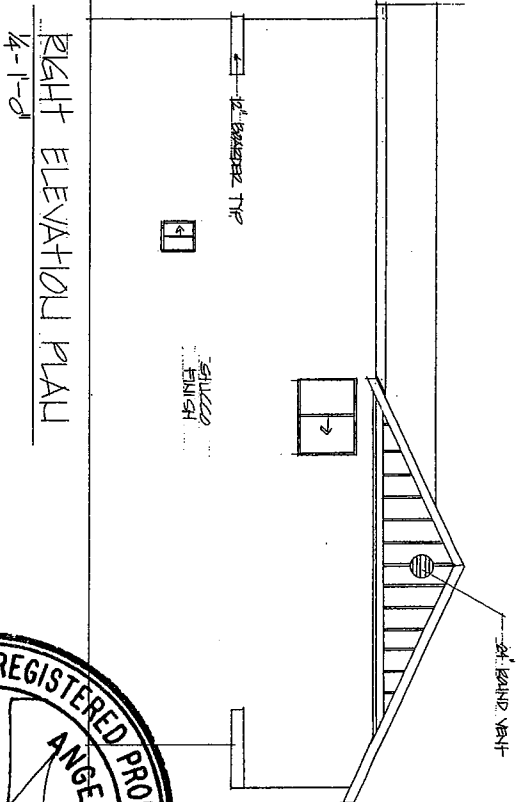
Engineer;  
**A.G. LIM & SONS CONSTRUCTION**  
& CONSULTING ENGINEERS  
#12 Surrey Court Daly City, Ca. 94016  
TEL NO. (850)878-2020 FAX NO. (850)878-9516

Designer:  
**RCH BUILDERS INC.**  
1673 W. CHANTICLEER RD. ANAHEIM, CA 92802  
TEL. NO. (714) 863-5632 FAX NO. (714) 758-1945  
rchbuilders@earthlink.net rchbuilders@earthlink.net

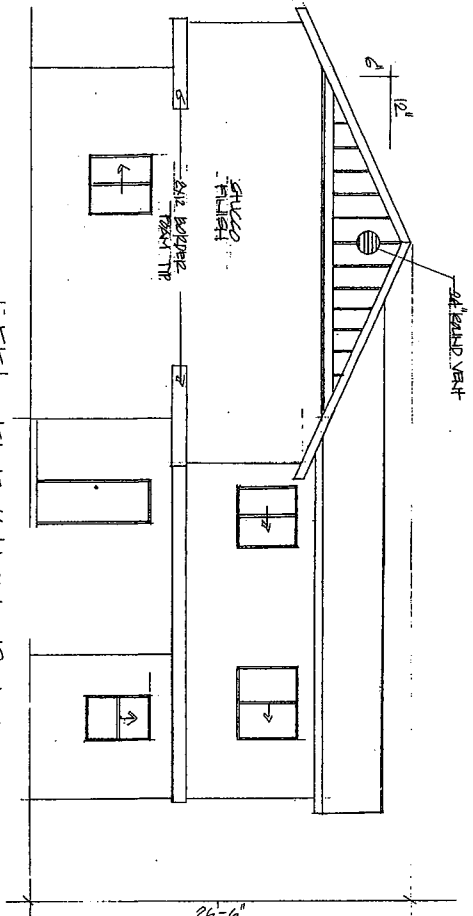
**Exhibit B – Site, Floor & Elevation Plans**



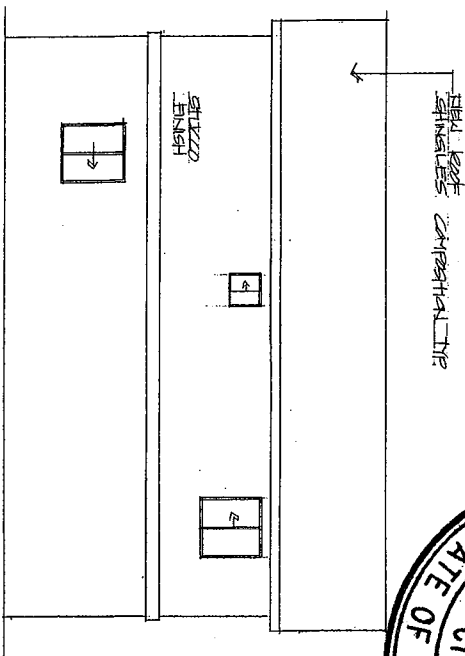
FRONT ELEVATION PLAN  
1/4" = 1'-0"



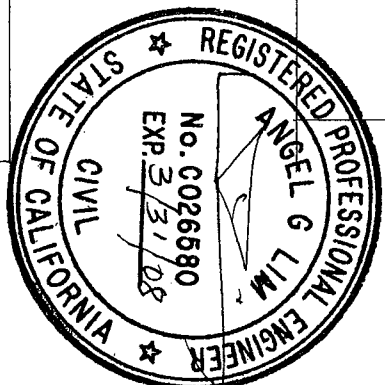
RIGHT ELEVATION PLAN  
1/4" = 1'-0"



LEFT ELEVATION PLAN  
1/4" = 1'-0"



REAR ELEVATION PLAN  
1/4" = 1'-0"



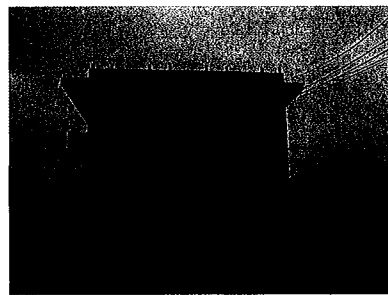
## EXHIBIT C: Photos



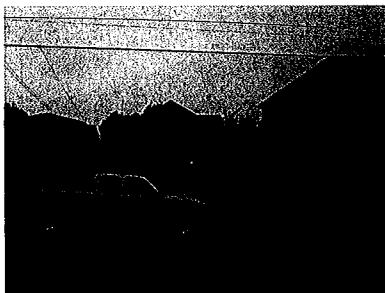
Subject Residence – 224 Santa Lucia Avenue (021-175-140)



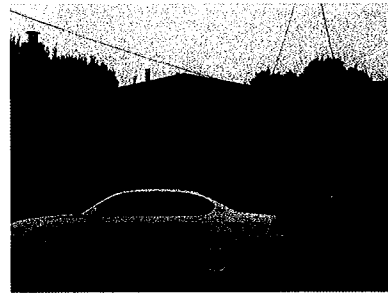
232 Santa Lucia (021-175-150)



216 Santa Lucia (021-175-130)



225 Santa Lucia (021-173-080)



217 Santa Lucia (021-173-090)





567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 3  
November 16, 2006**

**PROJECT LOCATION**

1. Address: 304 Kains Avenue
2. Assessor's Parcel No: 020-123-140
3. Zoning District: R-2 (Low Density Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans, and Elevations  
C: Photos

**REQUEST**

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 94% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Jack Chu (Applicant); Ronald Miller (Owner) **UP-06-036**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-036 to the Planning Commission with a positive recommendation subject to the suggested revisions based on Findings of Fact 1-6.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the east end of Kains Avenue, at the corner of Masson Avenue and between Mills and Easton Avenue. This is a rectangular-shaped lot with a total size of 5,000 square feet. The lot is 50'-0" wide and 100'-0" deep. The property is currently developed with a ranch style, two bedroom and one bathroom, 1,070 square foot one-story residence with a detached one-car garage. The garage is accessed from an entrance on Masson Avenue.

This home was built in 1925 and is located in the San Bruno Park 1<sup>st</sup> Addition subdivision, which is made

up of single family and multi family dwelling units. Adjacent to the subject property is a medium density apartment complex and across the street there is a single family dwelling and duplex.

### **SURROUNDING LAND USES**

North: San Bruno Avenue – C-1 Zone, General Commercial

South: Angus Avenue - R-2 Zone, low density residential

East: Masson Avenue - R-2 Zone, low density residential

West: Easton Avenue - R-2 Zone, low density residential

### **PROJECT INFORMATION**

The proposed project is for an expanded home, which currently stands as a one story, single family structure. The project would add 128 s.f. to the first floor, expanding the kitchen, and then add a new second story. The second story would add a half bath, laundry facilities, den and master suite.

As part of this proposal, an existing, detached one car garage would be removed and replaced with a two car, detached garage.

If approved and constructed, this would be a 2 bedroom and 2.5 bathroom home. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-2	R-2	Same
Lot Area		6,000 s.f. *	5,000 s.f.	Same
Lot Coverage		2,750 s.f. (55%)	1,367 s.f. (27%)*	1,700 s.f. (34%)*
Gross Floor Area		2,750 s.f.	1,299 s.f.	2,518 s.f.
Floor Area Ratio		.55	.26	.50
Building Setbacks	Front	15'-0"	17'-0"	Same
	Rear	10'-0"	29'-0"	Same *
	R Side	10'-0" (street side)	20'-10"	12'-10"
	L Side	5'-0" (interior side)	3'-6"	same
Building Height		28'-0"	-	26'-5"
Covered Parking		2 spaces	1 space	2 spaces

(\*) Notes:

- Minimum Lot size for a corner lot is 6,000 s.f. The zoning requirements are calculated based on the actual lot size of 5,000 s.f.
- Lot coverage includes covered front porch area of 68'-0" s.f.
- New Lot coverage includes proposed two car garage and new kitchen expansion on right side
- Increase of greater than 50% (Actual increase is 94%)
- Detached garage setback 1'-0" from rear property line and 2'-0" from side property line

### Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	1,070	-	229	1,299
Proposed	128	886	434	1,448
Total	1,198	886	434	2,518

- Proposed 2,084 s.f. home

### **ANALYSIS AND RECOMMENDATION**

The applicant is proposing an addition of 1,014 square feet to the home and a new 434 s.f. two-car garage to the existing home. The project would increase the existing gross floor area by 94%. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition on the second floor would be set back 5'-0" from the left property line and 20'-10" to the right property line, complying with the side yard setback requirements to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story addition to a single story home at a visible corner location. The expansion would utilize building materials comparable to those structures found in the immediate area, namely stucco finish and composition shingle roofing. The neighborhood is comprised of single family and multi-family dwellings, with building heights varying significantly adjacent to the subject property. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of low-density residential district neighborhoods. The addition of a second story will improve the property since the existing home is in disrepair and will be fully remodeled on the exterior. On-street parking in the neighborhood area should not be negatively impacted since an existing one-car garage will be replaced with a new two car garage and two car driveway.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance.

Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

**3. The proposed development will be consistent with the general plan.**

The San Bruno General Plan designates the property as a low-density residential district.. The proposed single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will balance the style of the existing homes in the nearby area and the project will use similar finish materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story craftsman style home, with stucco finish, articulation, a front facing deck and composition shingle roofing, is complementary to other single family and multi family homes in the area.

**4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the adjacent properties since all side yard setbacks will be met as part of this proposal. Concerning height, the rear home would be below the 28'-0" maximum, proposing a 26'-5" height. Surrounding the subject property on one side is a multi-unit apartment complex which exceeds the height limit as it was constructed prior to current zoning standards. The subject property is a corner lot and the side setback to the second story would be 20'-10". Staff finds that this setback should prevent the second story from either restricting or interfering with the light and air of adjacent properties. The roof design uses a hipped 6/12 slope and has no significant overhangs that would cause any undue or excessive shadowing of nearby properties.

The proposed structure is similar in scale with the existing single and two-story homes located in the surrounding area and across from the property. This proposal is consistent with the types of home designs that staff found in the area during site inspection and therefore, should not discourage or impair further development or investment in the neighborhood.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The new structure will be consistent with the scale and design of the other single family homes located in the immediate area and is a very well designed home. All elevations utilize bump outs, hip roofs and set the second story back with other architectural features, reducing the overall mass of the proposal.

The applicant proposes to finish the structure with stucco and asphalt shingle roof material, which are finish materials found on the surrounding homes. Matching windows are proposed throughout.

The detached garage has been modeled after the home's proposed addition and would use a similar hip roof and finish materials. A two car garage door and accent lighting are also proposed.

The expanded residence would be an improvement not only to the subject property, but also to the modest and well-maintained neighborhood, which is comprised of contemporary, ranch and craftsman style single family homes and traditional multi unit apartments. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant has met the parking requirements, as listed in Finding 6.

**6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The project proposes a two car garage for the expanded home, accessed from the side off of Masson Avenue. Therefore, all off-street parking standards will be met with this proposal.

**Recommendations**

In conclusion, staff recommends the following:

- Applicant shall indicate any trees to be removed as part of this project.
- Label existing uses of first floor on existing floor plan
- Indicate proposed window on expanded kitchen's rear elevation

**Staff recommends that the Architectural Review Committee forward Use Permit 06-036 to the Planning Commission with a positive recommendation based on the Findings of Fact 1-6.**

**FINDINGS OF FACT**

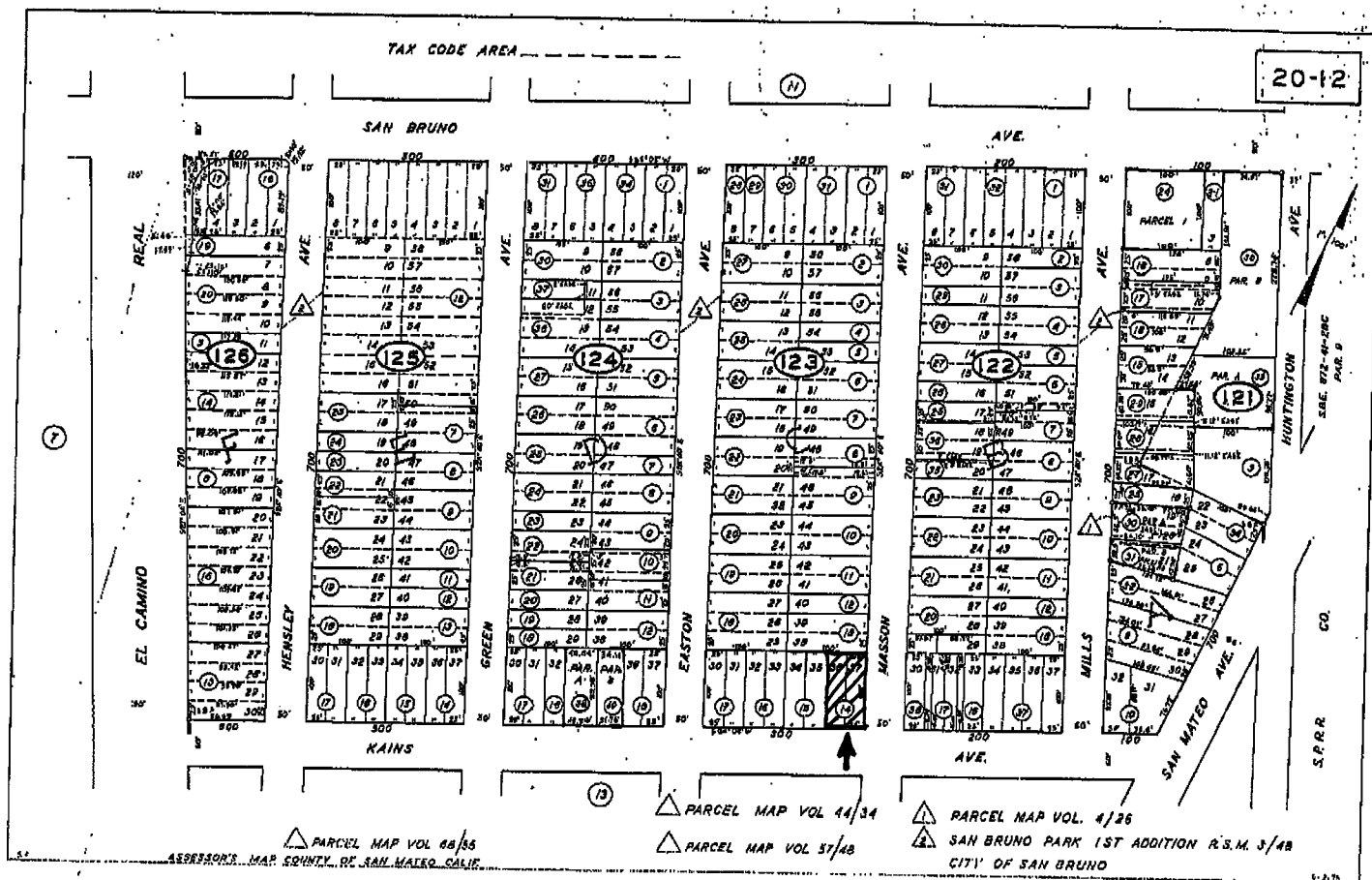
1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low density residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with

light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been well designed with appropriate articulation.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.

Submitted on 11/06/06 by:

Tony Rozzi  
Assistant Planner



**304 Kains Avenue**  
**020-123-140**  
**UP 06-036**

**Exhibit A – Site Location**

304 KAINS AVENUE, SAN BRUNO, CA 94066

## LOCATION MAP

[illegible]

THE SPARKLER MUST BE EQUIPPED WITH A SPARKLER SYSTEM. THE EXHAUST SPARKLER SYSTEM SHALL BE A DEFERRED-BURNING TYPE. APPROXIMATELY 10 FEET OF THE FIRST 100 FEET OF THE CITY OF SAN DIEGO PRIOR TO INSTALLATION.

THE SPARKLER NOTE:

THE SPARKLER SYSTEM SHALL BE INSTALLED FOR NEW ADDITION.

THE APPROVED SPARKLER SYSTEM SHALL BE PROVIDED BY AN APPROVED SPARKLER CONTRACTOR THAT IS LICENSED TO WORK IN THE STATE ALL LABORERS SHALL BE PROVIDED WITH VALVE EQUIPMENT AND BE NECESSARY TO COMPLETE THE PROJECT.

THE APPROVED SPARKLER SYSTEM SHALL BE PROVIDED BY THE FIRE DEPARTMENT AND APPROVED BY THE FIRE MARSHAL AND THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. DRAINAGE SHALL BE MADE TO THE COMPLETELY SPARKLER TO BE INSTALLED IN THE CITY OF SAN DIEGO.

THE APPROVED SPARKLER SHALL BE INSTALLED IN THE CITY OF SAN DIEGO AND GARDEN A FOUR HOUR EXHAUST TO BREAKEN THE SYSTEM.

ILLUMINATED STREET ADDRESS  
 provides as illuminated street address at the entry door per City ordinance. Approved numbers or addresses shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and shall be a minimum of 2-1/2 inches high shall be either internally or externally illuminated. The power of such illumination shall not be normally adjustable.

**PROPERTY OWNERS**  
PACIFIC SOUTHERN  
1000 S. CENTRAL  
SAN ANTONIO, TX 78204  
TEL: (512) 553-4775

**ARCHITECTURAL**  
CH2 DESIGN & ENGINEERING, INC.  
1000 S. CENTRAL  
SAN ANTONIO, TX 78204  
TEL: (512) 553-2586, EXT. 564

**STRUCTURAL**  
CH2 DESIGN & ENGINEERING, INC.  
1000 S. CENTRAL  
SAN ANTONIO, TX 78204  
TEL: (512) 553-2586, EXT. 564

**TITLE 24**  
CH2 DESIGN & ENGINEERING, INC.  
1000 S. CENTRAL  
SAN ANTONIO, TX 78204  
TEL: (512) 553-2586, EXT. 564





[illegible]

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE NEW YORK CITY POLICE DEPARTMENT AND THE NEW YORK CITY FIRE DEPARTMENT: ON APRIL 1, 1968, AT APPROXIMATELY 10:00 P.M., A FIRE OCCURRED AT THE NEW YORK CITY POLICE DEPARTMENT, 100 WEST 100TH STREET, NEW YORK, NEW YORK. THE FIRE WAS CAUSED BY A SHORT CIRCUIT IN THE ELECTRICAL SYSTEM OF THE BUILDING. THE FIRE WAS EXTINGUISHED BY THE NEW YORK CITY FIRE DEPARTMENT. THE DAMAGE TO THE BUILDING WAS MINOR. THE NEW YORK CITY POLICE DEPARTMENT IS CURRENTLY INVESTIGATING THE CAUSE OF THE FIRE.

**PLEASE NOTE:** THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE EMPLOYER BEFORE THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE EMPLOYER BEFORE THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE EMPLOYER BEFORE THE COMMENCEMENT OF ANY WORK.

**PUBLIC WORKS NOTE 4 CONDITIONS:**  
 ALL PROPOSALS MUST BE SUBMITTED DIRECTLY TO THE  
 PUBLIC WORKS DEPARTMENT AT 100 HOLLIS ROAD, SUITE 101, NEW  
 BRUNSWICK, NJ 08901. ALL PROPOSALS MUST BE SUBMITTED BY 10:00 AM  
 ON THE DAY OF THE BIDDING. ALL PROPOSALS MUST BE SUBMITTED TO THE  
 PUBLIC WORKS DEPARTMENT.

PERCENT INCREASED OR CHANGED. OTHER FACTORS NORMALLY AFFECTING THE PERCENT INCREASED OR CHANGED MUST BE MEASURED.

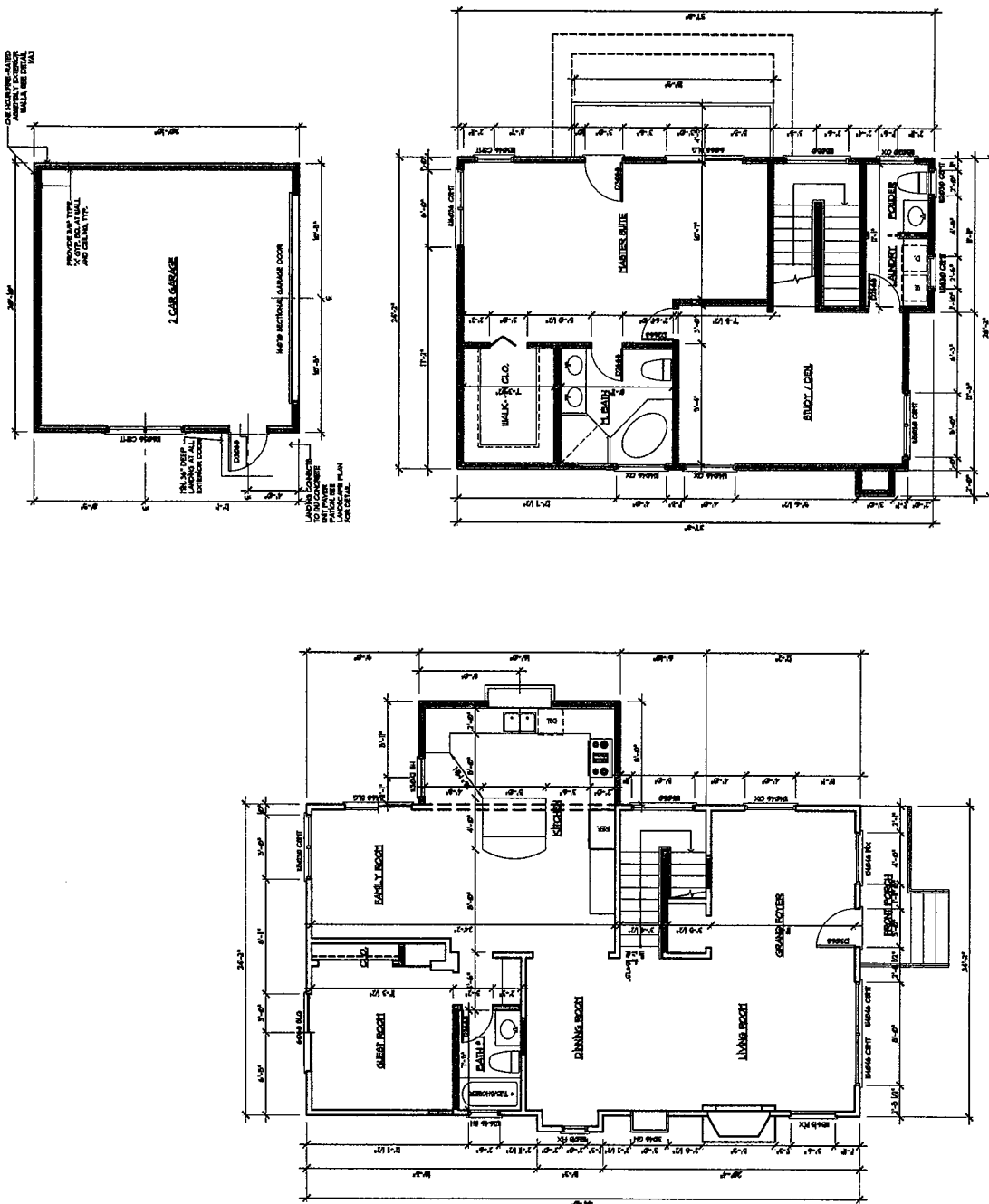
[illegible]

SECOND FLOOR AND GARAGE PLAN

SCALE 1/4"=1'-0"

NEW FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



A.2

RONALD MILLER RESIDENCE  
304 KALINS AVENUE  
SAN BRUNO, CA 94066  
TEL: (650) 952-4275



CHU DESIGN & ENGR., INC.  
39 W. 43RD AVENUE  
SAN MATTEO, CALIFORNIA 94403  
TEL: (650) 345-9286  
FAX: (650) 345-9287



DATE	10/1/94
BY	CHU
CHECKED	CHU
APPROVED	CHU
SCALE	1/4"=1'-0"
PROJECT	RONALD MILLER RESIDENCE
SHEET	A.2

A.3

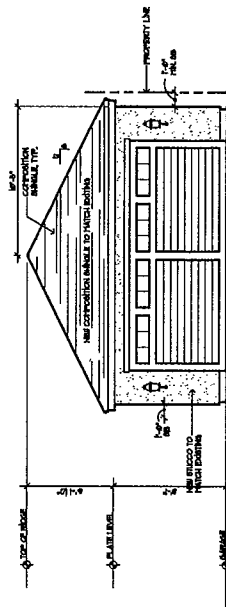
RONALD MILLER RESIDENCE  
304 KATINS AVENUE  
SAN BRUNO, CA 94066  
TEL: (650) 952-4275



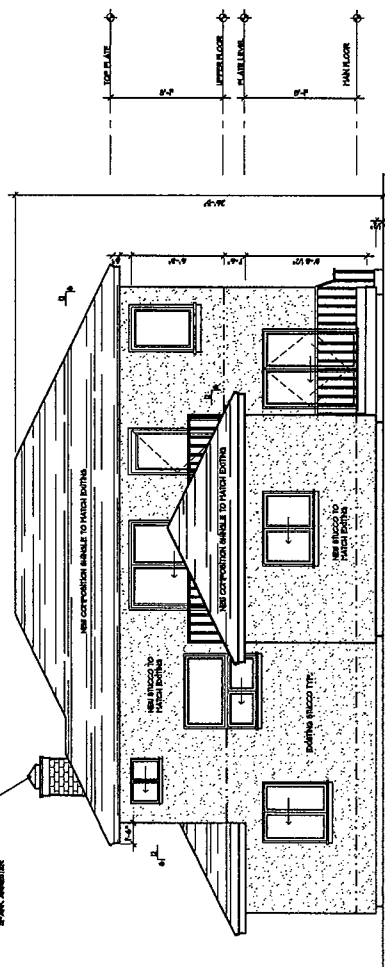
Having not and shall remain the property of CHU DESIGN AND ENGINEERING, INC.  
The drawings on this sheet, specifications, floor plans, and any other information  
contained herein are the property of CHU DESIGN AND ENGINEERING, INC.  
and no part thereof shall be copied, reproduced or used in any manner without  
written consent of CHU DESIGN AND ENGINEERING, INC.  
Vertical contact with these plans or specifications shall constitute constructive reliance of  
drawings without the written consent of CHU DESIGN AND ENGINEERING, INC.

CHU DESIGN & ENGR, INC.  
39 W. 43RD AVENUE  
SAN MATEO, CALIFORNIA 94403  
TEL: (650) 345-9286  
FAX: (650) 345-9287

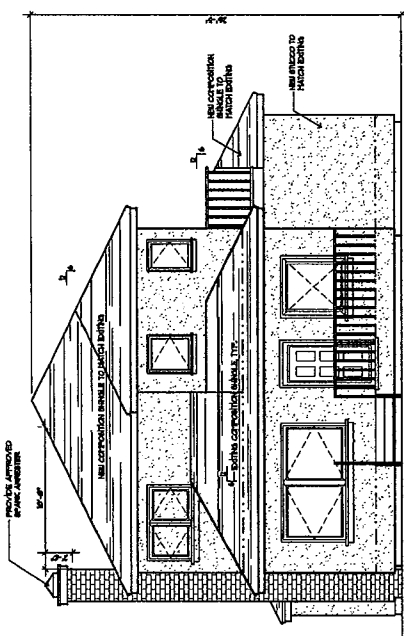
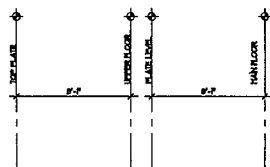
DATE	REV	BY	APP
08/17/00	1	CHU	CHU
08/17/00	2	CHU	CHU
08/17/00	3	CHU	CHU
08/17/00	4	CHU	CHU
08/17/00	5	CHU	CHU
08/17/00	6	CHU	CHU
08/17/00	7	CHU	CHU
08/17/00	8	CHU	CHU
08/17/00	9	CHU	CHU
08/17/00	10	CHU	CHU
08/17/00	11	CHU	CHU
08/17/00	12	CHU	CHU



RIGHT ELEVATION  
SCALE 1/4"=1'-0"



FRONT ELEVATION  
SCALE 1/4"=1'-0"



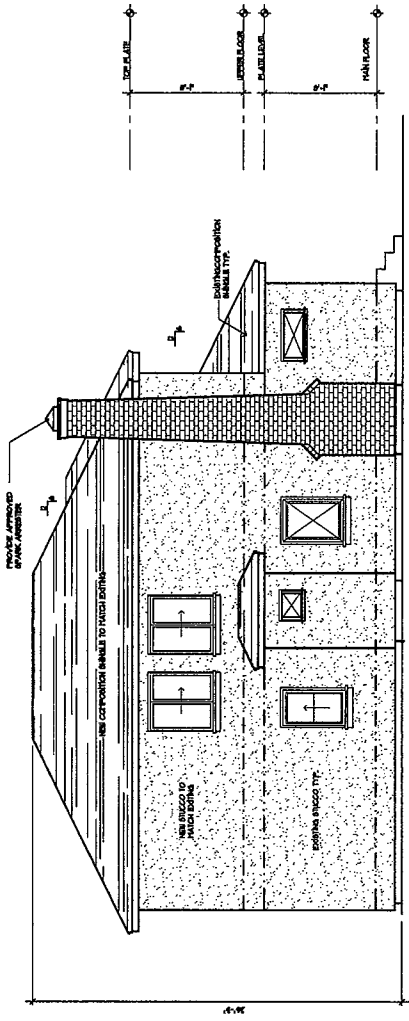
RONALD MILLER RESIDENCE  
304 KAINS AVENUE  
SAN BRUNO, CA 94066  
TEL: (650) 952-4275



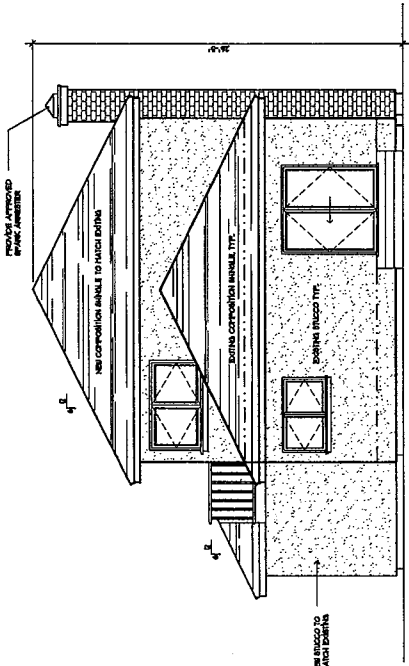
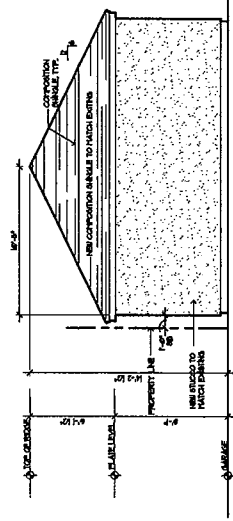
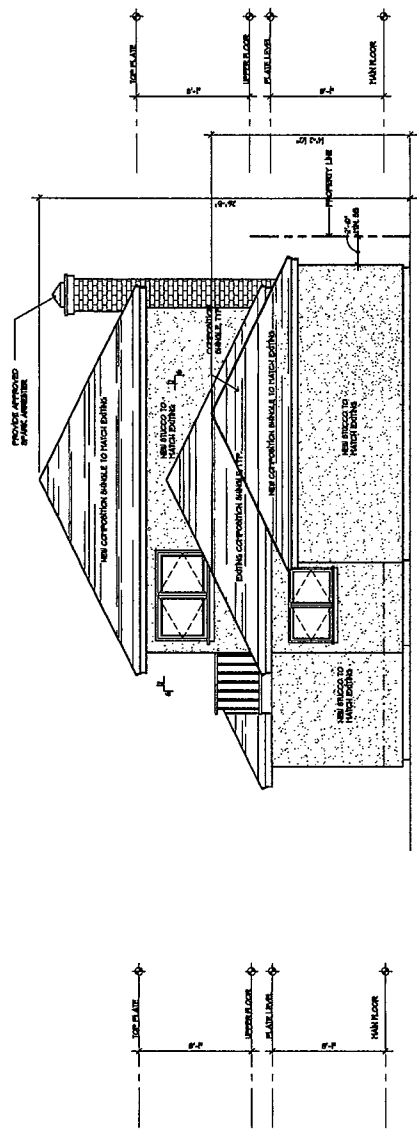
1. In drawing on this sheet, specifications, notes, details, and arrangements are provided in accordance with the project requirements.  
2. The drawings are the property of CHU DESIGN & ENGINEERING, INC. and shall remain the property of CHU DESIGN & ENGINEERING, INC. until the project is completed.  
3. No part of this drawing shall be copied, reproduced, or used in connection with any other project without the written consent of CHU DESIGN & ENGINEERING, INC.  
4. The drawings are the property of CHU DESIGN & ENGINEERING, INC. and shall remain the property of CHU DESIGN & ENGINEERING, INC. until the project is completed.

CHU DESIGN & ENGR, INC.  
39 W. 43RD AVENUE  
SAN MATEO, CALIFORNIA 94403  
TEL: (650) 945-9286  
FAX: (650) 345-9287

LEFT ELEVATION  
SCALE 1/4"=1'-0"



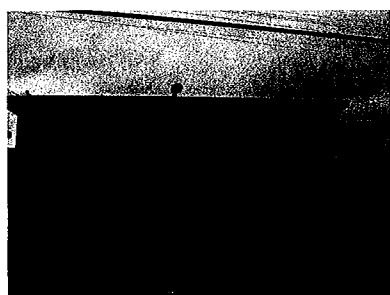
REAR ELEVATION  
SCALE 1/4"=1'-0"



## EXHIBIT C: Photos



Subject Residence – 304 Kains Avenue (020-123-140)



350 Kains (021-123-150)



681 Masson (020-133-010)



329 Kains (020-133-310)

**CITY OF SAN BRUNO**

**COMMUNITY DEVELOPMENT DEPARTMENT**



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 4  
November 16, 2006**

**PROJECT LOCATION**

1. Address: 742 Elm Avenue
2. Assessor's Parcel No: 020-066-050
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos

**REQUEST**

Request for a Minor Modification to allow the construction of a 460 square foot addition to an existing residence that would encroach 2' into the required north and south side yard setback per Section 12.120.010.A of the San Bruno Zoning Ordinance. – Michael & Sherry Scardino (Applicant/Owner). **MM-06-10**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee **approve** Minor Modification 06-10 based on Findings for Approval (1-2) and Conditions of Approval (1-8).

**REVIEWING AGENCIES**

Community Development Department  
Public Works Department  
Fire Department

**PUBLIC NOTICE**

Notices of public hearing mailed to owners of property within 300 feet on November 11, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

### **SURROUNDING LAND USES**

North: San Bruno Avenue - R-1 (Single Family Residential)  
 South: Kains Avenue - R-1 (Single Family Residential)  
 East: Linden Avenue - R-1 (Single Family Residential)  
 West: Acacia Avenue - R-1- (Single Family Residential)

### **PROJECT DESCRIPTION**

The applicant proposes to construct a 460 square foot addition to the rear of the existing 1,476 square foot single-story residence. Specifically, the applicant is proposing to construct a new master suite, and family room.

The existing side yard setback is 3'-0" from the north and south side property lines. The subject property is a 48'-0" wide rectangular lot. The applicant is proposing to construct the addition straight back from the existing residence, therefore, the proposed addition will encroach two feet into the required north and south side yard setbacks. Pursuant to the City's development code, the minimum required side yard setback shall not be less than 5'-0". However, a Minor Modification can be approved to allow a reduction of not more than two feet of the side yard setback.

The Minor Modification shall only be approved if the general appearance of the proposed building or structure; or modification, thereof, is in keeping with the character of the neighborhood and will not be detrimental to adjacent real property.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
<b>Land Use</b>		R-1, Low Density Res.	R-1, Low Density Res.	Same
<b>Lot Area</b>		5,000	4,896	Same
<b>Lot Coverage*</b>		Max. 2,200	1,476	1,936
Lot Coverage Factor		44%	30%	40%
<b>Gross Floor Area*</b>		Max. 2,750	1,476	1,936
Floor Area Ratio		.55	.30	.40
<b>Building Setbacks</b>	Front	Min. 15'-0"	24'-6"	24'-6"
	Rear	Min. 10'-0"	22'-6"	10'-6"
	North Side	Min. 5'-0"	3'-0"	3'-0"
	South Side	Min. 5'-0"	3'-0"	3'-0"
<b>Building Height</b>		Max. 28'-0"	15'-0"	15'-0"
<b>Covered Parking</b>		1 covered space	1 covered space	1 covered space

### **Square Footage Breakdown:**

	First Floor	Garage	Total
Existing	1,186	290	1,476
Proposed	460	0	460
<b>Total</b>	<b>1,646</b>	<b>290</b>	<b>1,936</b>

### **ANALYSIS AND RECOMMENDATION**

*Pursuant to the City's Zoning Code, the ARC shall grant the ARC Permit if it make the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

**1. That the general appearance of the proposed building or structure, or modification, thereof, is in keeping with the character of the neighborhood**

The continuation of the 3'-0" side yard setback at 742 Elm Avenue will not be injurious or detrimental to properties and improvements in the neighborhood or to the general welfare of the city as the addition will remain single story, thereby not creating significant shadow on the adjacent property. The addition is not visible from the street and the proposed roofline extension at the rear matches the existing roofline. Further, many homes within the surrounding neighborhood contain 3' setbacks as they were construction prior to the current zoning requirements.

**2. That the minor modification will not be detrimental to adjacent real property.**

The reduced setback will not be detrimental to the adjacent real property as the proposed addition is designed at the same height as the existing residence. The proposed structure will remain a single story, therefore not creating significant shadow on the adjacent property. The addition is also designed with two additional small windows on the north side elevation (one of which is glass block), and one glass block window on the south elevation. The glass block windows provide light to the addition while preserving privacy to the adjacent neighbors. Staff finds the design of the addition minimizes the potential impact to the adjacent neighbors and provides for the maximum privacy and enjoyment of their properties. Therefore, the reduced setback will not be detrimental to the adjacent properties.

Based on the discussion above, staff has determined that the approval of the minor modification to allow the 3'-0" side yard setback in lieu of the 5'-0" side yard setback will not be detrimental to the adjacent real property, and will be in keeping with the character of the neighborhood.

### **Recommendation**

Staff recommends that the Architectural Review Committee **approve** Minor Modification 06-10 based on Findings for Approval (1-2) and Conditions of Approval (1-8).

### **FINDINGS FOR APPROVAL**

1. That the general appearance of the proposed building or structure, or modification, thereof, is in keeping with the character of the neighborhood.
2. That the minor modification will not be detrimental to adjacent real property.

### **CONDITIONS OF APPROVAL**

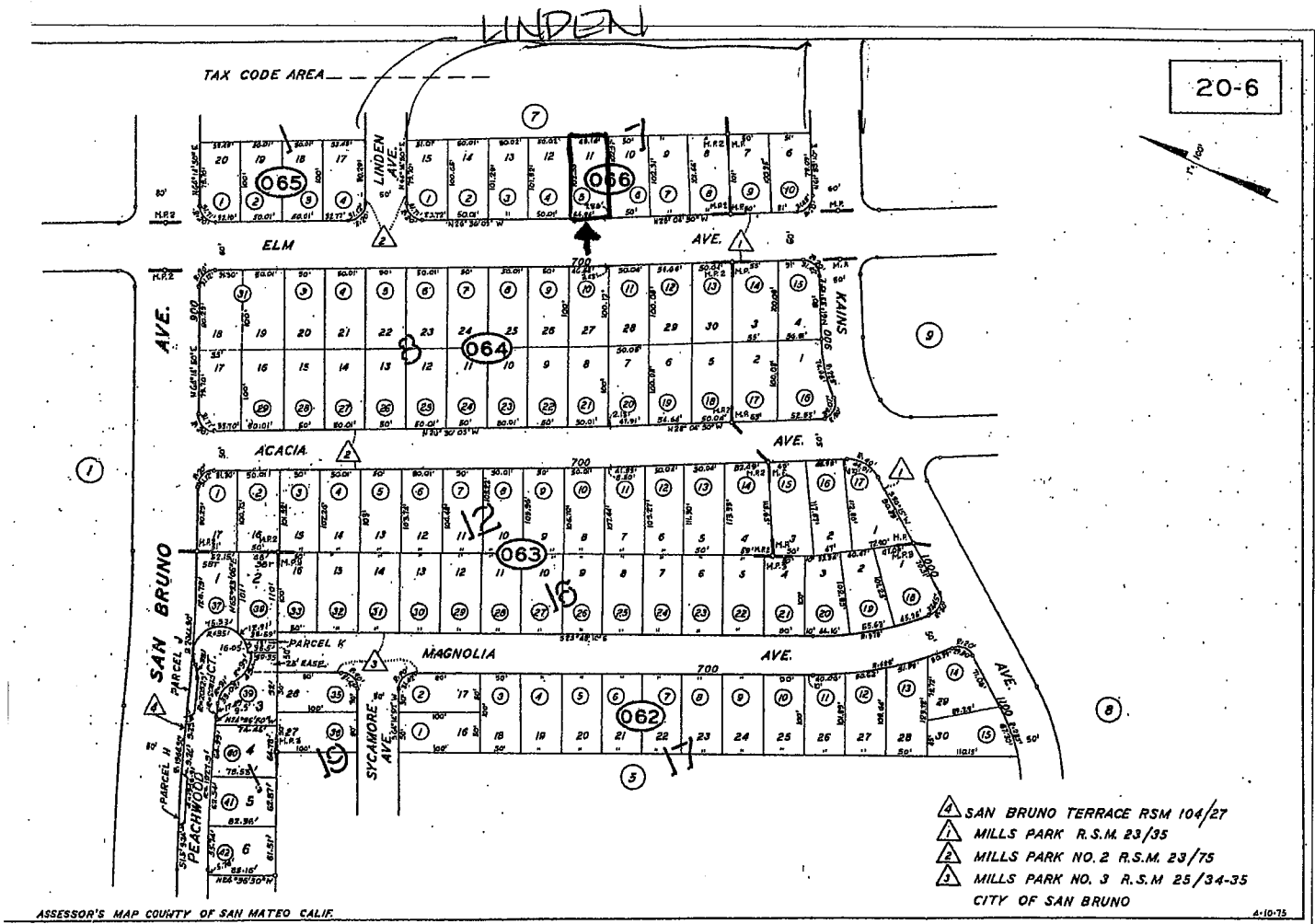
1. The applicant shall file a declaration of acceptance of the following conditions by submitting a



signed copy of the "Architectural Review Meeting Minutes" to the Department of Community Development within 30 days of approval. Until such time as the Summary is filed, the Minor Modification Permit (MM-06-10) shall not be valid for any purpose. The Minor Modification permit shall expire one (1) year from the date of approval unless a building permit has been secured prior to the expiration date.

2. The proposal to build an addition at 742 Elm Avenue shall be built according to the plans on file in the Planning Department and approved by the Architectural Review Committee on November 16, 2006, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
3. The applicant shall obtain a City building permit before construction can proceed.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
5. This application is subject to all future conditions of the Public Works Department and Building Division at time of Building Division submittal.
6. Provide minimum 4" illuminated address numbers.
7. Provide hardwired smoke alarms with battery back up to bedroom and hallway in new construction. Verify smoke detectors in all other bedrooms and hallways.
8. Provide spark arrestor for chimney.

Date of Preparation: November 3, 2006  
Prepared by: Lisa Costa Sanders, Contract Planner

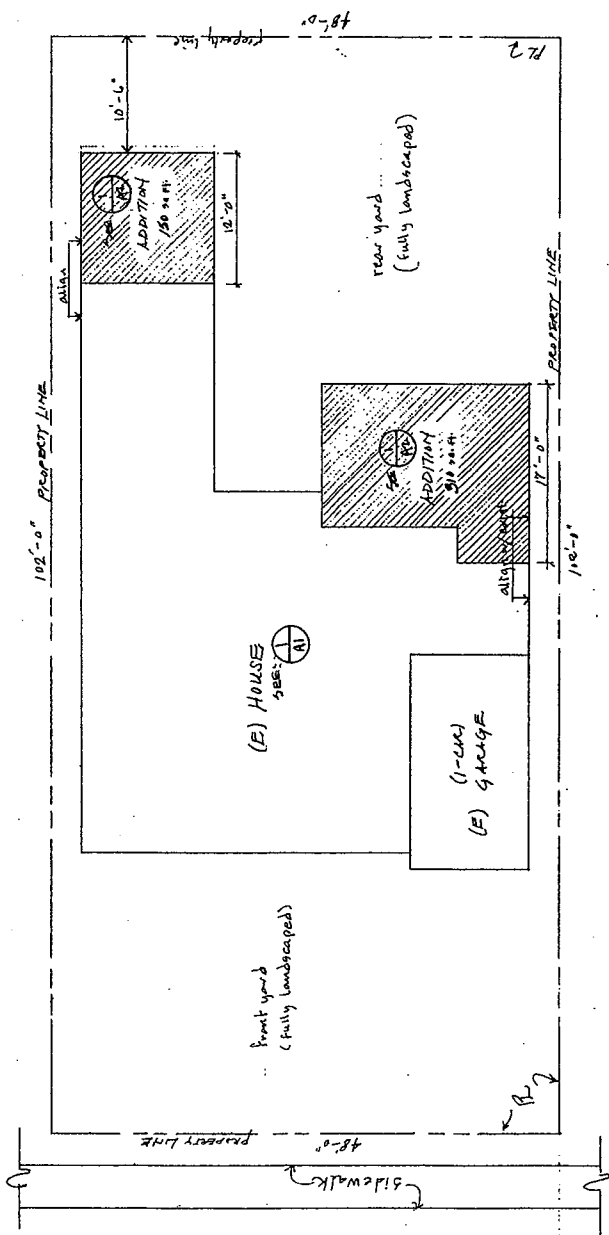


742 Elm Avenue  
 020-066-050  
 MM 06-10

DT COVERAGE

existing lot size = 4,896 sq ft  
 existing house + garage = 1,476 sq ft  
 existing F.A.R. 30%  
 proposed addition = 460 sq ft  
 proposed total = 1,936 sq ft  
 proposed F.A.R. = 39.5%

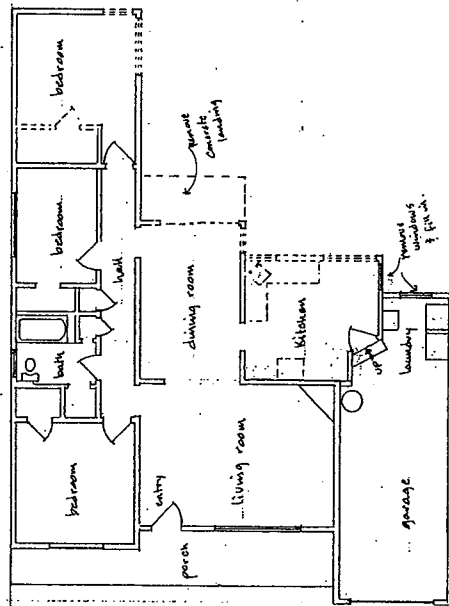
APN # - 02006050  
 ZONING - R-1  
 Construction type - IN



SITE PLAN

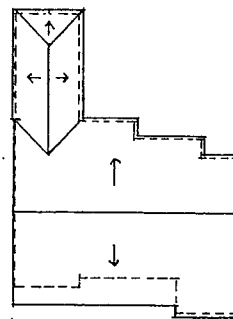
$\frac{1}{8}'' = 1'-0''$

North



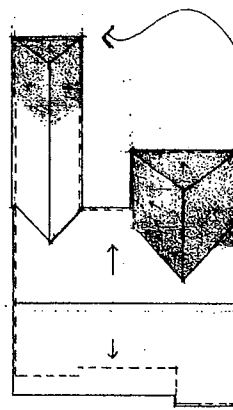
EXISTING FLOOR PLAN / duplication

$\frac{1}{8}'' = 1'-0''$



EXISTING ROOF PLAN

$X_{1/2}'' = 1'-0''$



PROPOSED ROOF PLAN

$X_{1/2}'' = 1'-0''$

NOTE: Concentrated storm water from leader shall flow away from house & away from adjoining property.

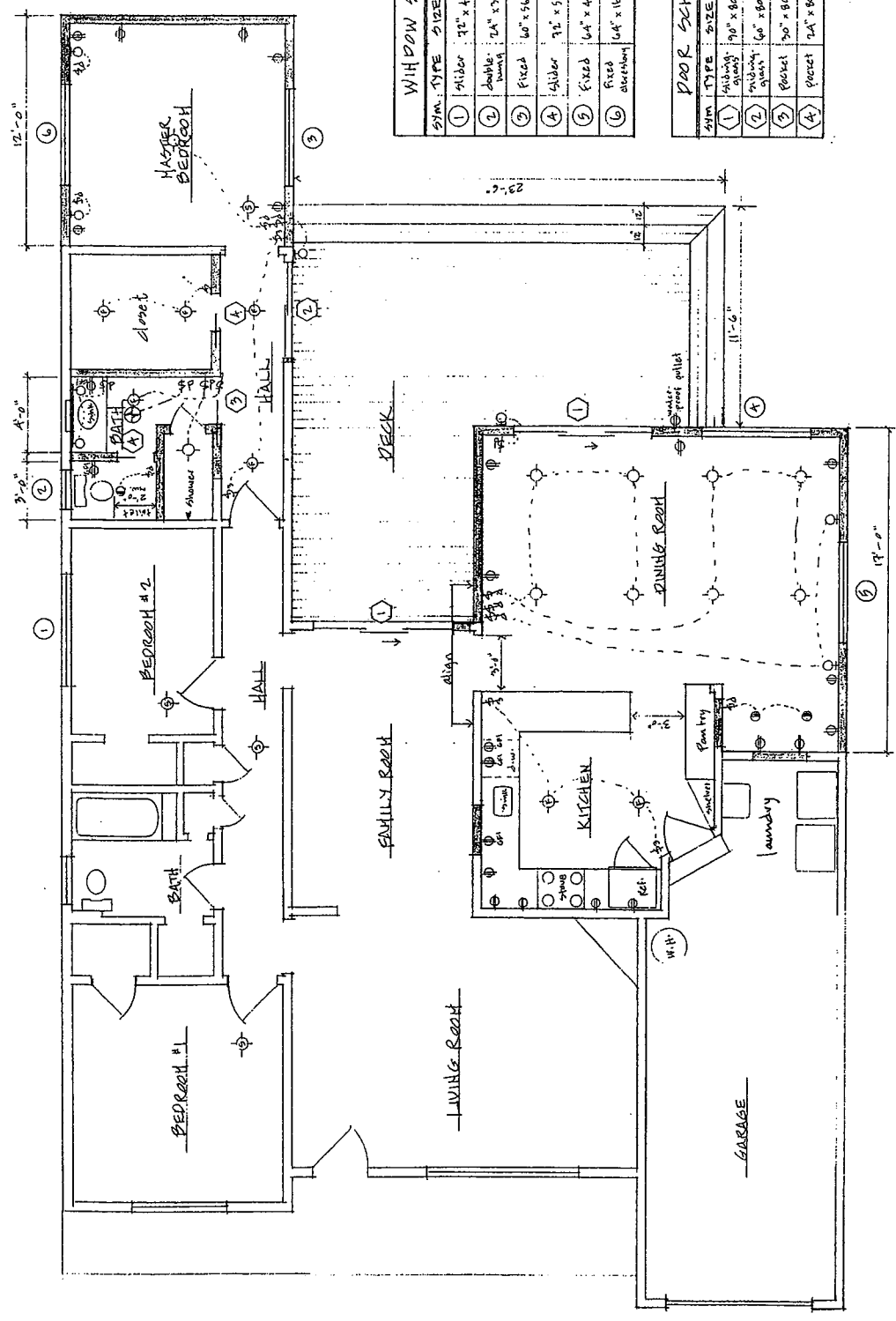
Brinero Cecchellini residential

310 Crestside Drive  
 San Francisco, CA 94132  
 415.364.7209

Brunero Cecchellini  
residential

310 Crestside Drive  
San Francisco, CA 94132  
415.564.7289

1/4" = 1'-0"



WINDOW SCHEDULE		
SYM.	TYPE	REMARKS
1	Slider	72" x 42" vinyl frame dual glass
2	Double	24" x 36" vinyl frame dual glass
3	Fixed	60" x 56" vinyl frame dual glass
4	Slider	72" x 56" vinyl frame dual glass
5	Fixed	64" x 48" vinyl frame dual glass
6	Fixed	64" x 16" vinyl frame dual glass

DOOR SCHEDULE		
SYM.	TYPE	REMARKS
1	Sliding glass	96" x 80" vinyl frame white
2	Sliding glass	60" x 80" vinyl frame white
3	Pocket	30" x 80" hollow core birch
4	Pocket	24" x 80" hollow core birch

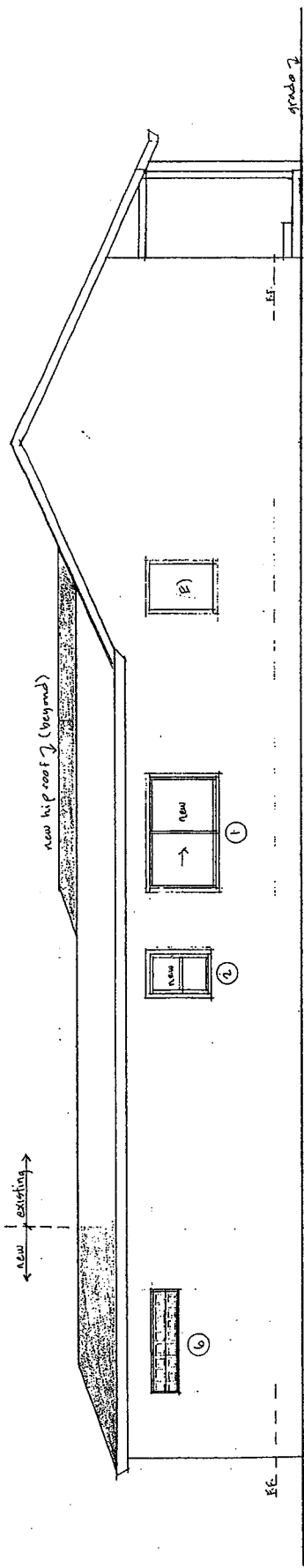
**PROPOSED FLOOR PLAN**

**LIGHTING & ELECTRICAL**

- ELECTRICAL NOTES:**
- Over-current protection must not be located in bedrooms, clothes closet, or in the vicinity of easily ignitable materials.
  - Provide Arc-Fault circuit interrupter protection for all branch circuits that supply 125 volt single phase 15, 20 ampere receptacle in bedrooms.

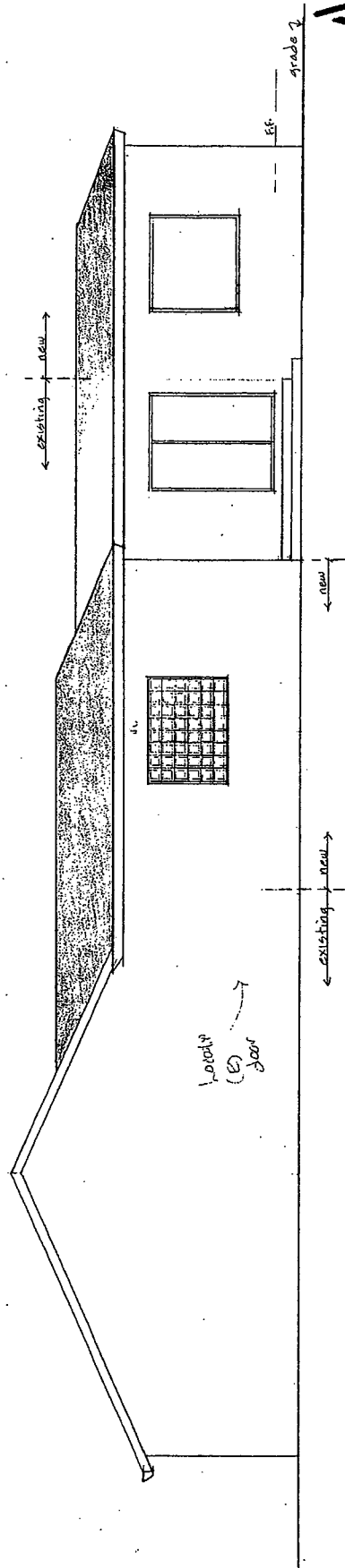
- light switch
- 3-way switch
- dimmer
- recessed wall washer
- surface mount light
- surface mount fluorescent
- wall mount light
- exhaust fan
- smoke alarm
- duplex outlet
- on ground fault interrupter

1



NORTH ELEVATION / proposed

1/4" = 1'-0"



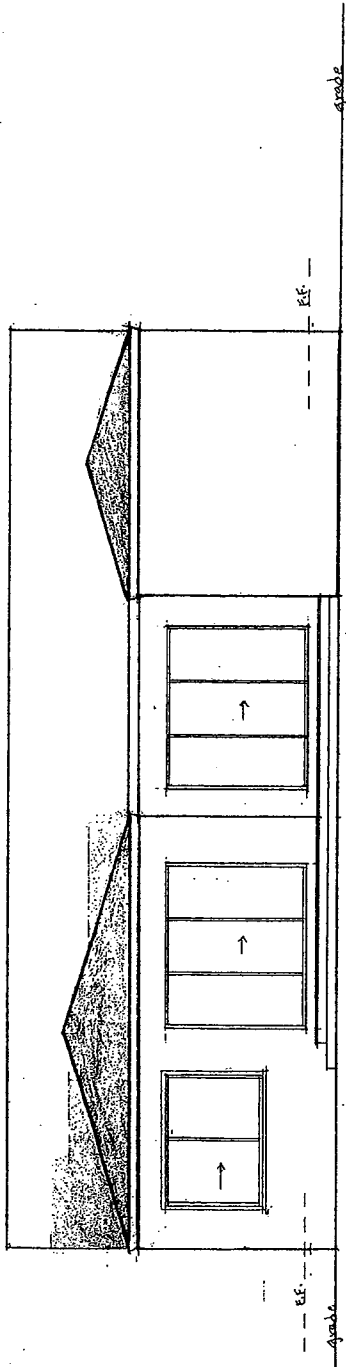
SOUTH ELEVATION / proposed

1/4" = 1'-0"

A3

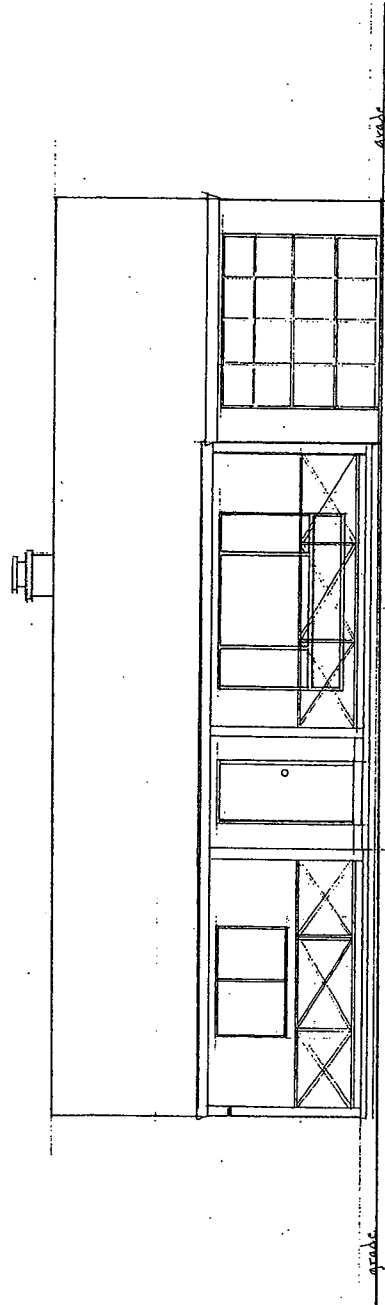
Bruno Cacchellini  
residential

310 Cowell Road  
San Francisco, CA 94132  
415.564.7209



EAST ELEVATION / proposed

$\frac{1}{4}'' = 1'-0''$



WEST ELEVATION / existing - no changes

$\frac{1}{4}'' = 1'-0''$

A4

Brunero Cecchetti  
residential

310 Cleveland Drive  
San Francisco, CA 94132  
415.864.7207

## Exhibit C

